

BUNGALOWS AND MODERN HOMES



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PLATE I.

FRONTISPIECE



MODERN BUNGALOW OF PLEASING DESIGN.
(See pages 26 and 27.)

A BOOK OF BUNGALOWS AND MODERN HOMES

A SERIES OF
TYPICAL DESIGNS AND PLANS

BY

CECIL J. H. KEELEY

F.S.I., A.R.I.B.A., A.R.San.I.

ARCHITECT

NEW YORK
1909

NEW YORK
CHARLES SCRIBNER'S SONS
597-599 FIFTH AVENUE

PREFACE

"I never had any other desire so strong, and so like to covetousness, as that one which I have had always, that I might be master at last of a small house."—COWLEY.

THERE is a striking new feature in our national life which is daily manifesting itself with increasing force. It is a great awakening of a desire, among all classes of the public, for better and truer types of homes. Homes designed with intelligence, more convenience, more real charm, more artistic fitness. Homes designed with less uncomfortable jumbles, less ugly incongruities, less vulgarity, less dreary absurdities.

Exhibitions and other concerted enterprises, favourable to sound architectural progress in the designing of our homes, are doing much towards the production of a better state of affairs. In recent years literature on architectural subjects has helped greatly, and the public, of all classes, are beginning to see how very interesting, as well as important, is the art of architecture and the science of building, and how deeply they are capable of influencing the well-being of everybody and the joy of life to all.

The public are beginning to realise that architects are men who, by their talent and training, are qualified to render special and valuable services to their homes and the lives of their inhabitants; services that no other men are equally able to do. There is growing up, on the part of the community, a capacity to keenly analyse the plans and elevations of houses designed by architects, and to appreciate what really constitutes the difference between good and bad art in the solution of the many problems involved;

problems arising out of the disposing of the rooms, the conceiving of the elevations outside, and the featurings inside. Following on from this mental evolution there are now many men who realise dissatisfaction with their present homes and a desire to seek another which reaches nearer to their ideals, or to build one for themselves. Their interest is increased by studying architectural matters independently, and, in so doing, they begin to realise the benefits derived from employing an architect. The result of this increased interest in architectural subjects leads them to become more fastidious in making up their minds which architect to employ. This has an advantage, for it is favourable to the principle of the survival of the fittest, and it encourages architects to specialise and to develop to the full the talents that they possess.

There are people who have mistaken impressions as regards architects, particularly regarding those who have made a speciality of home designing.

Some prospective clients hesitate going to an architect because they are under the impression that he is generally an autocrat who allows them no voice in the planning of their own homes, and has a tendency to discourage arguments on their side as to the permissibility of any structural or decorative features being affected by their own personal tastes. This is quite an erroneous impression. An architect is generally just the reverse; he welcomes a full expression of your ideas about your home, and it is his duty to embody them into a homogenous and harmonic whole.

People sometimes hesitate calling in an architect to design a house because of a misconception as to the commission he will claim for his services. This is a matter that is definitely laid down by the Institute of Architects, and is a very moderate charge for the responsibilities involved in piloting a man through a building enterprise.

This commission is often looked upon as an extra cost to be added to the cost of the house ; this is not quite so, and is not realised until explained. The relatively small sum which a legitimate architect charges for his services is generally more than covered by the saving made on the builder's price through the architect's services. Most architects know of builders who are honest and willing to do sound work at a reasonable profit ; and architects, knowing what cost prices are and what reasonable builders' profits are, as distinguished from the reverse, can, and repeatedly do, save to their clients the cost of their own commissions, thereby enabling the client to get practically for nothing a good design and professional supervision.

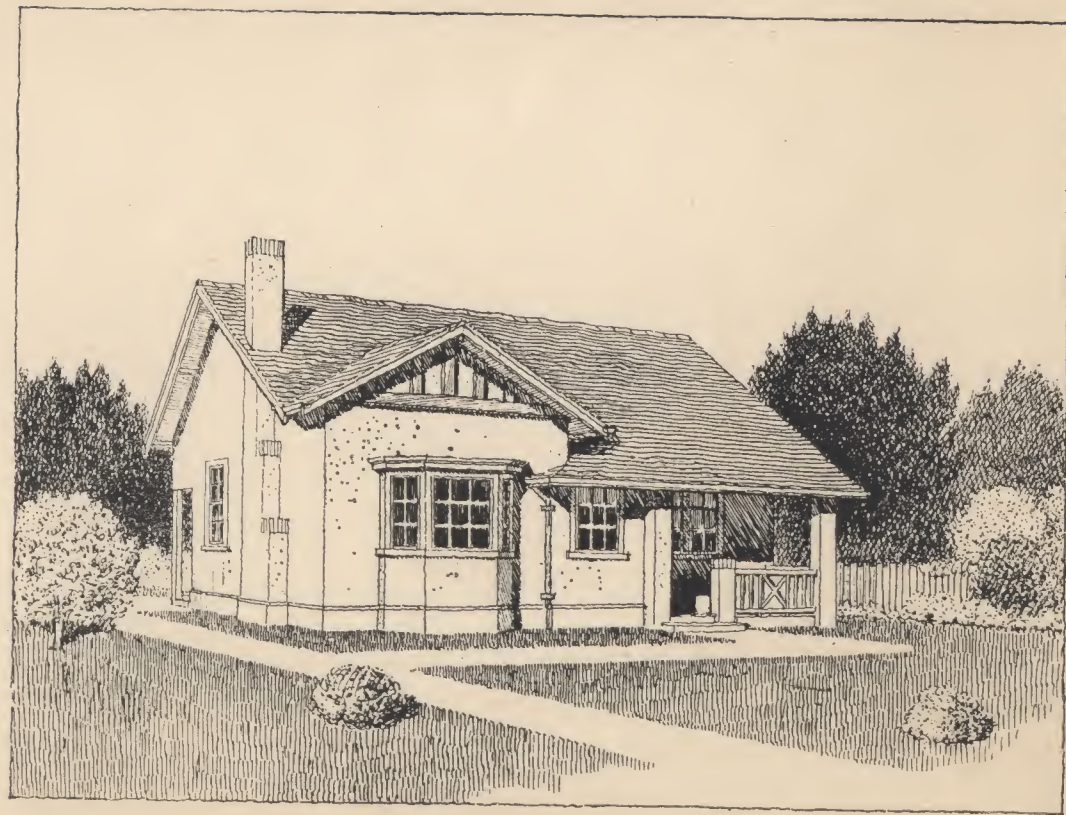
The daily increasing number of people who are manifesting a keen interest in home planning and architecture has prompted me to publish this book of designs of homes of various sizes and costs, in the hope that it will prove of value to those about to build. The costs have been estimated by a chartered Quantity Surveyor of large experience, each estimate being based on the assumption that the building site is level and that the ground floor is one floor above the surrounding ground. It must, however, be understood that prices vary very considerably in different parts of the country and due allowance must be made for this. To the speculative builder I trust the book will prove useful, inasmuch as it will enable him to select types for his various enterprises, and thus be relieved of the necessity of preparing his own designs, a task which by reason of his training must be irksome, and cannot be expected to reach the same standard of architectural perfection as those prepared by specialists in planning and design.

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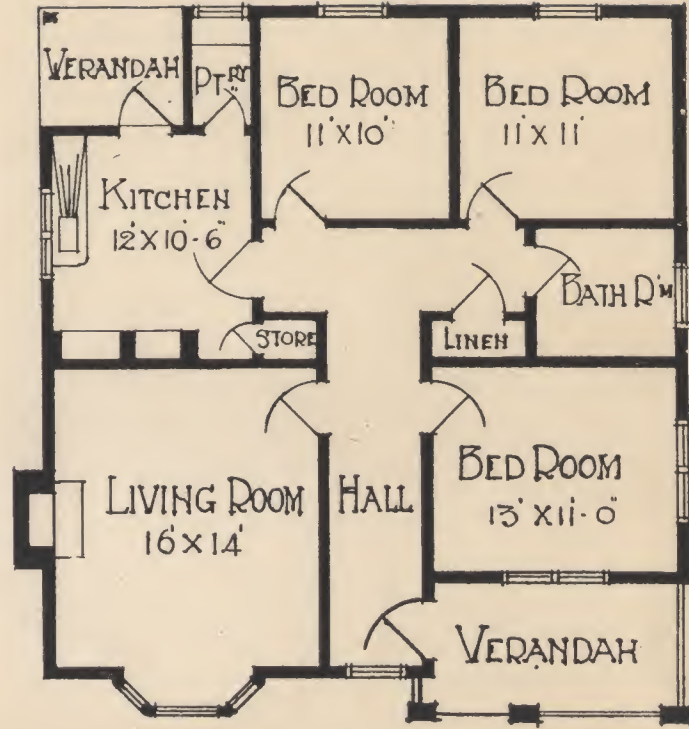


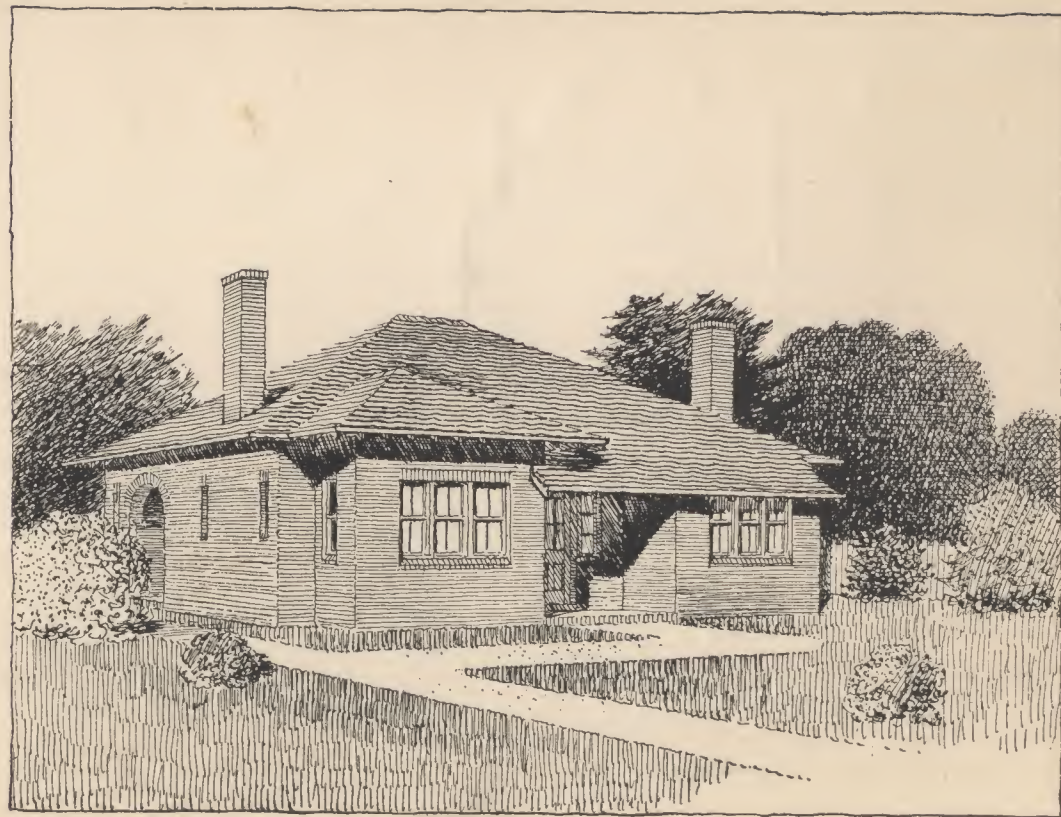
DESIGN No. 1.

THIS Bungalow has been planned with care for indoor comfort and convenience, while the exterior design is pleasing. Roughcast has been chosen on brickwork for the exterior walls, with brick on edge to chimney caps and piers. Roof of red tiles, half timber work to the front gable. The exterior woodwork stained olive green, and spouting and down pipes painted to the same tint, with the window sashes painted white, produces a very artistic and homely effect.

The floor plan is well worth studying, for it is so simple, roomy and compact that housekeeping would be a comparatively simple matter. Ample cupboard and storage accommodation is provided, together with a large living-room with a servery through from the kitchen, three bedrooms, bathroom and two verandahs.

Estimated cost, in wood, £850; in brick, £1,050, according to finish.

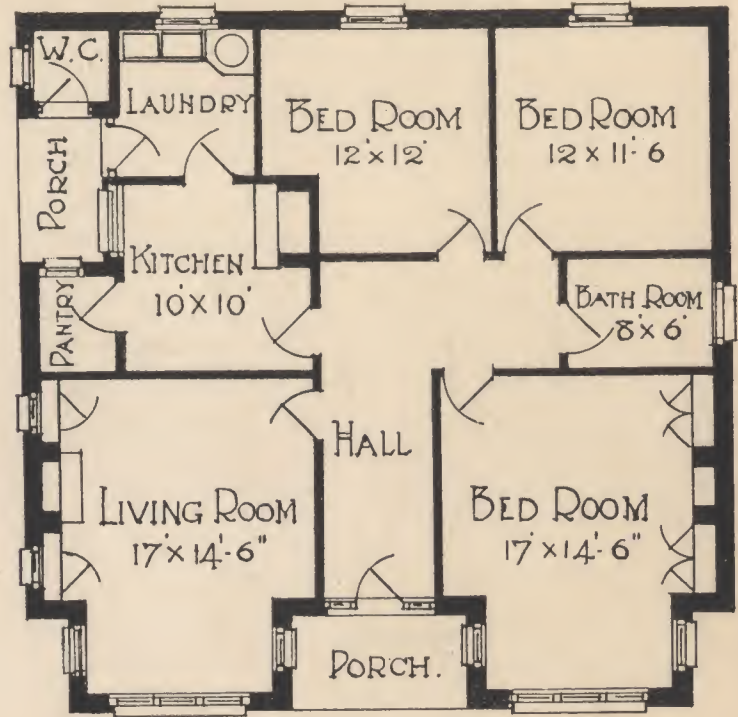


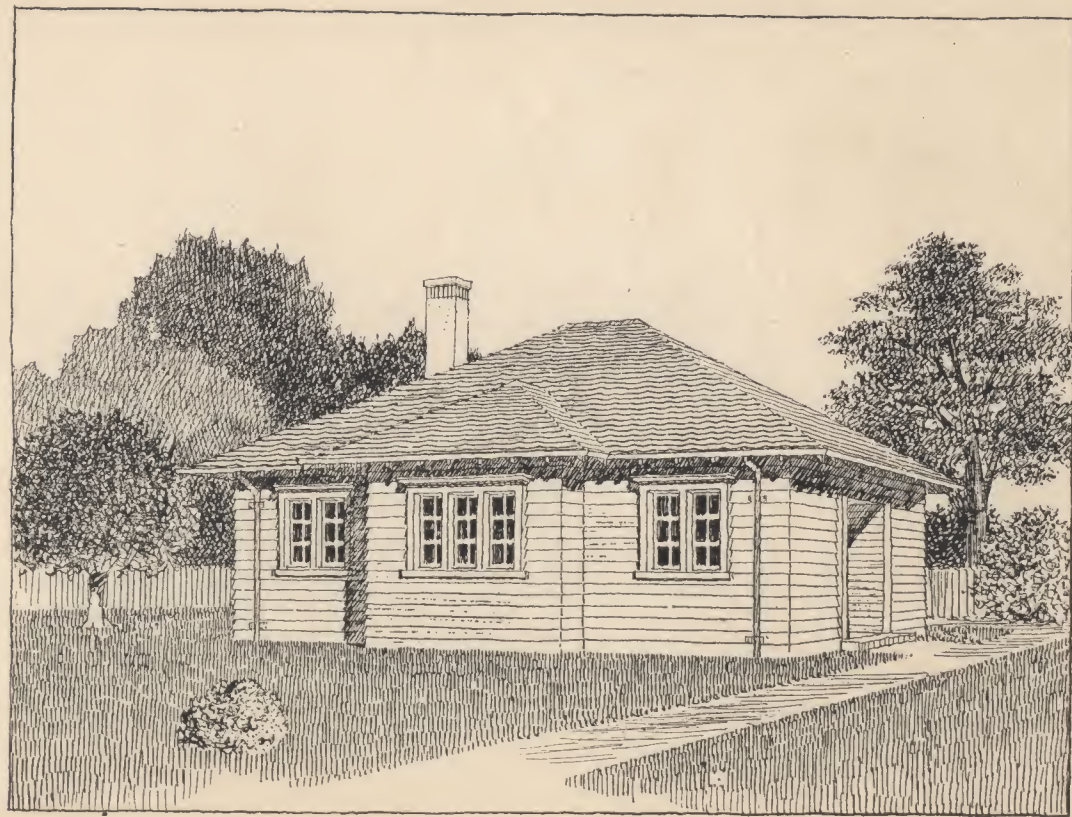


DESIGN No. 2.

THIS compact Bungalow has been designed to provide economical accommodation for a small family; every foot of space has been utilised to the best advantage and unnecessary verandah space has been eliminated. As the plan shows, every requirement is combined under the one roof, avoiding the necessity of out-buildings. The space for coal and wood is arranged underneath the wash troughs in the laundry and is fed by means of doors on the outside. As shown, the outside is plain brickwork, with a tiled roof, the window sashes and frames painted white and the spouting and down pipes green, the whole producing a quiet and homely effect.

Estimated cost, in wood, £1,000; in brick, £1,250, according to finish.





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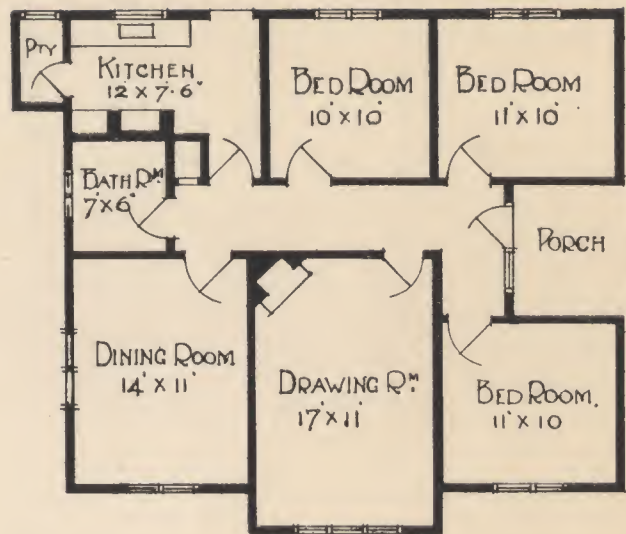
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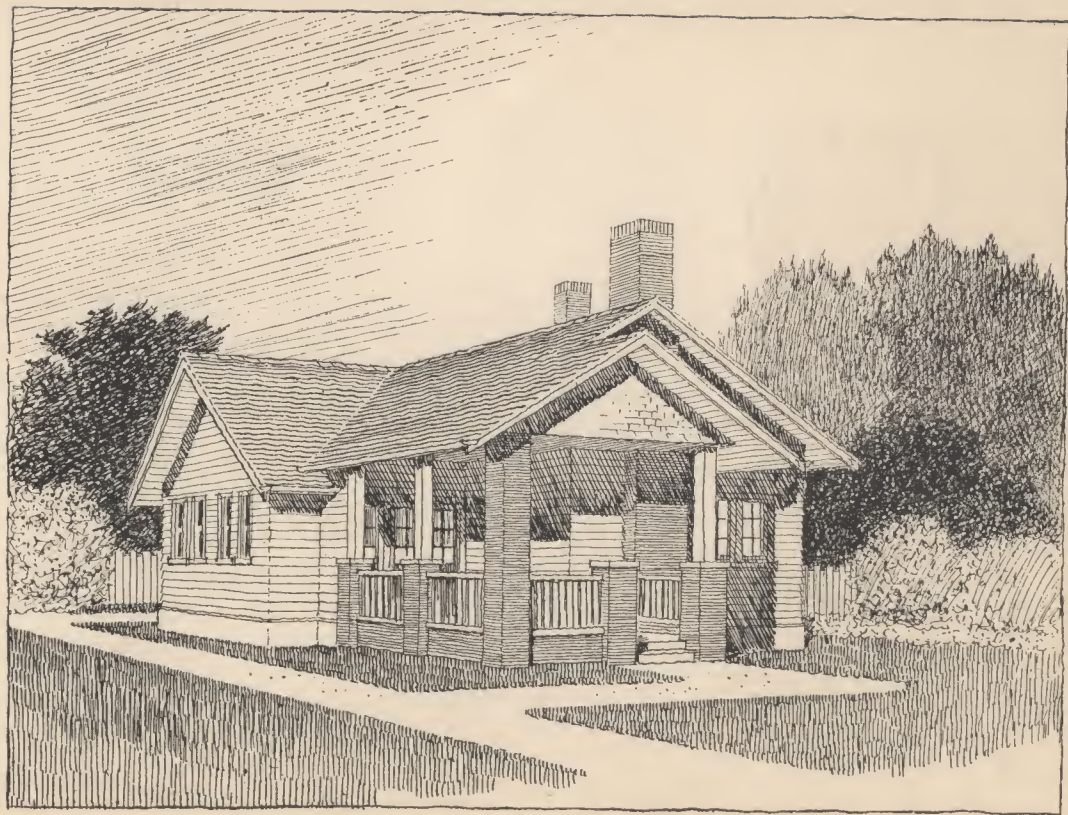
II

HERE is presented a Bungalow containing, in addition to a dining-room, drawing-room and kitchen, three good bedrooms and a bathroom. It has been planned for convenience and economy in working, and would look attractive either in wood or brick, as shown. The front is of Jarrah weatherboards, with a tile roof; with the window sashes, guttering and down pipes painted white, as a contrast to the dark brown weatherboards, a very happy effect is produced.

Estimated cost, in wood, £800; in brick, £900, according to finish.

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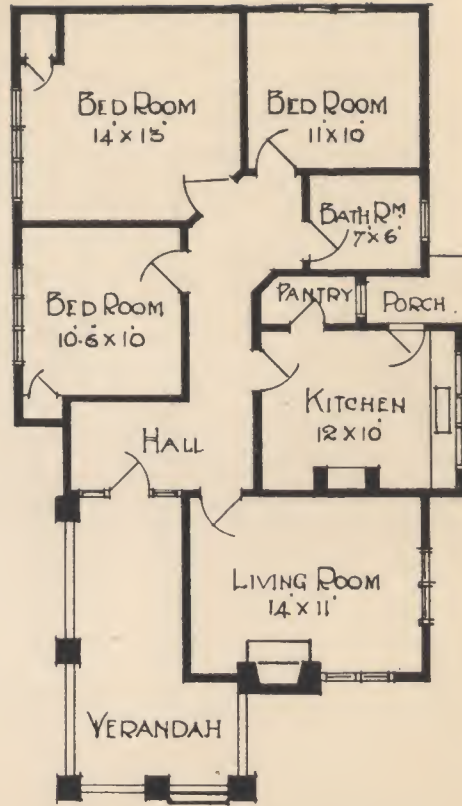


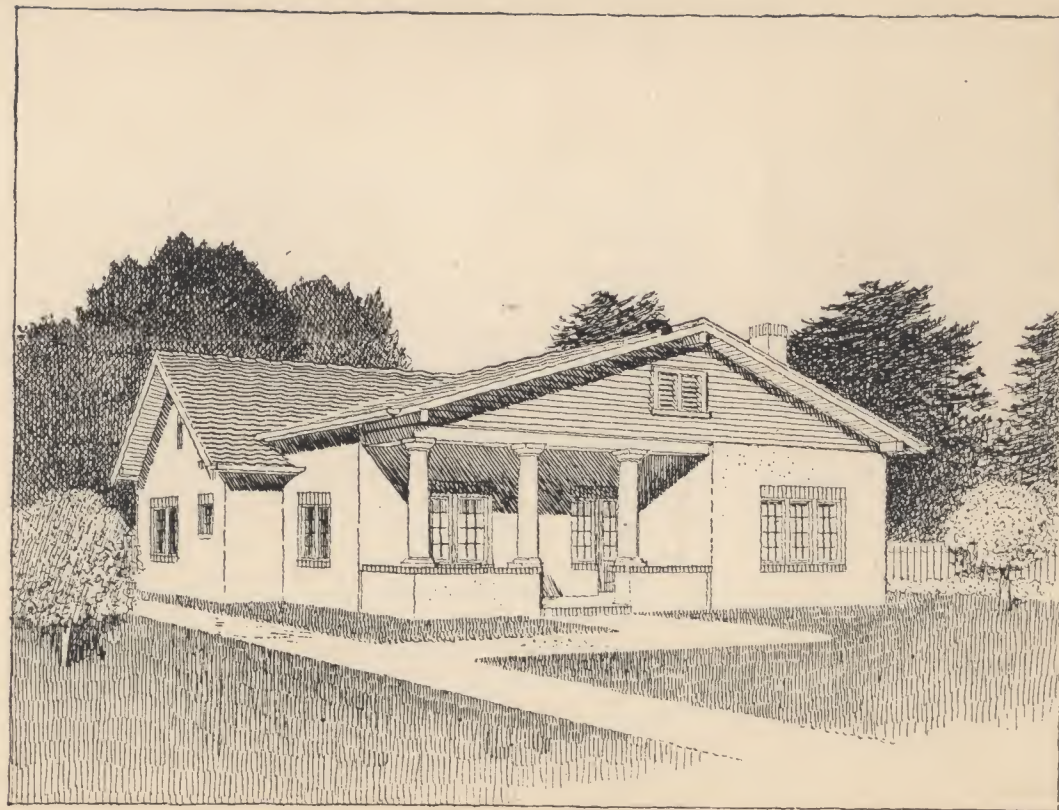


DESIGN No. 4.

A GLANCE at the plan will show that this Bungalow has been designed for a small frontage site. The house contains a fair-sized living-room and kitchen, with three good bedrooms and a bathroom, together with a large verandah. As shown, it is built of Jarrah weatherboards on the outside, with brick piers to verandah; the roof is of red tiles. With the window sashes and frames, the fascia boards, barge boards, balusters and wood posts to verandah painted white, as a contrast to the Jarrah weatherboards and the brick piers, an attractive appearance results.

Estimated cost, in wood, £900; in brick, £1,150, according to finish.

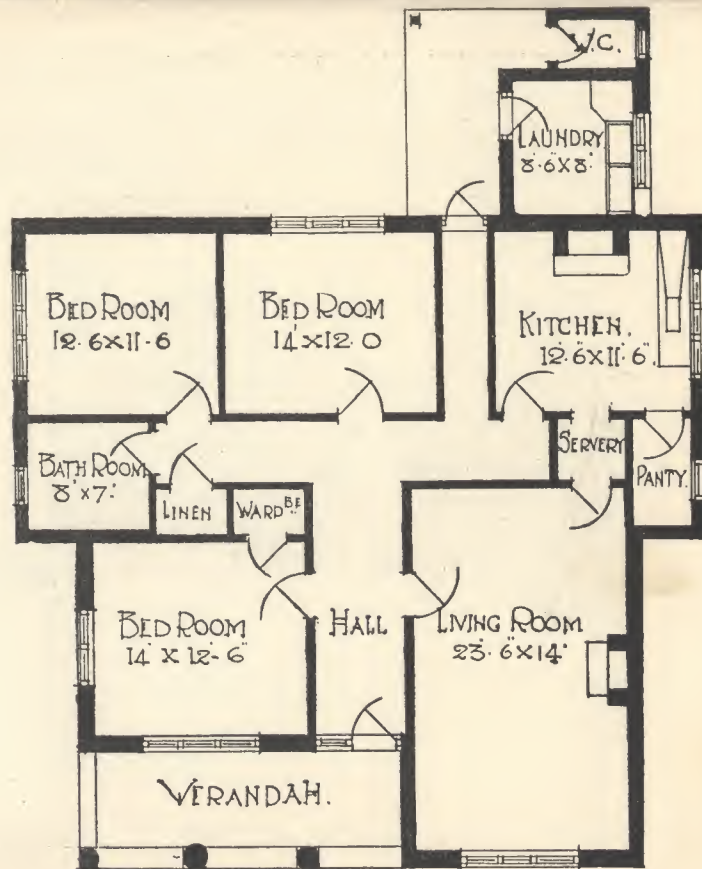


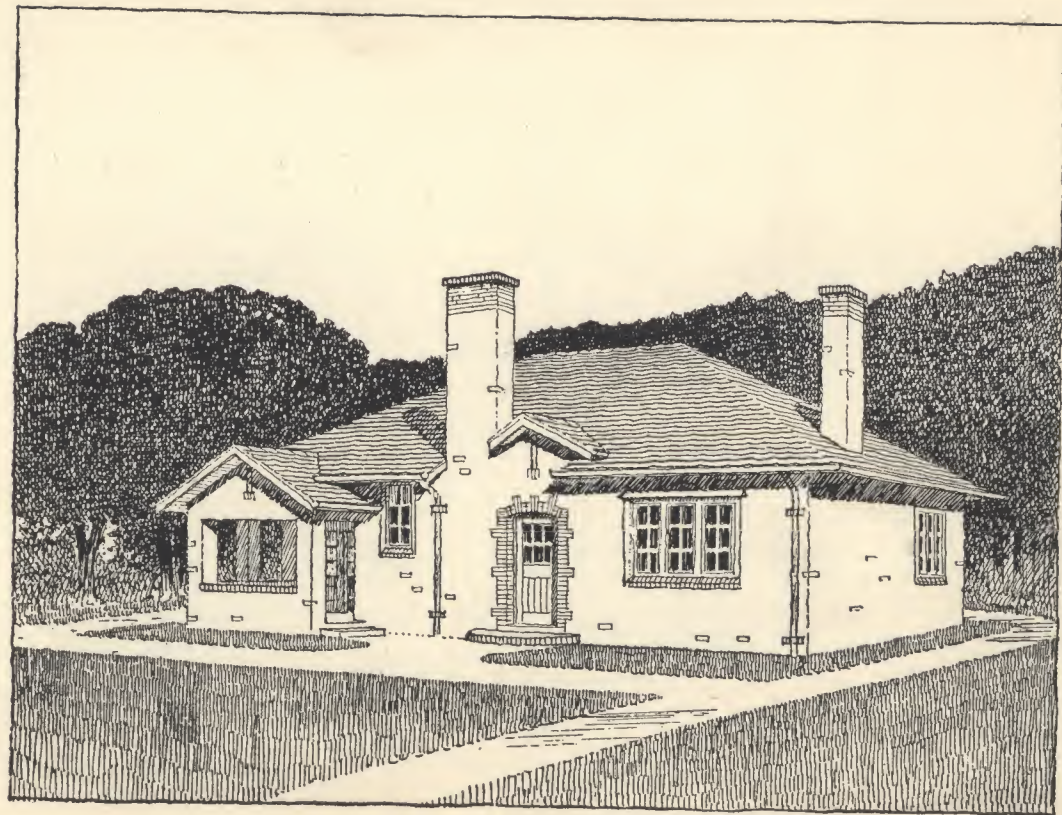


DESIGN No. 5.

A COMFORTABLE but economic residence, with a large living-room, ample verandah space, three bedrooms, bath-room, kitchen and laundry, is here depicted. All the rooms are of large dimensions and will appeal to those who are prepared to meet the cost of the greater area of the various rooms and the added comfort thus provided. This house will look well built either in brick or in wood.

The cost, in wood, being estimated at £1,700, and in brick, £1,350, according to finish.

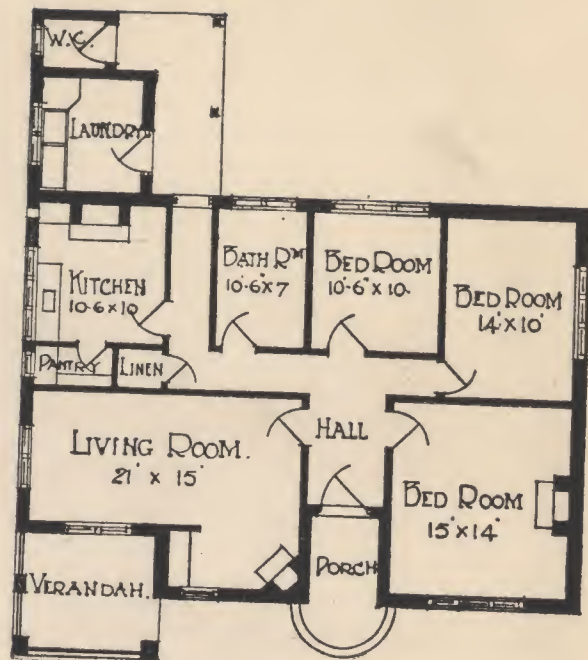


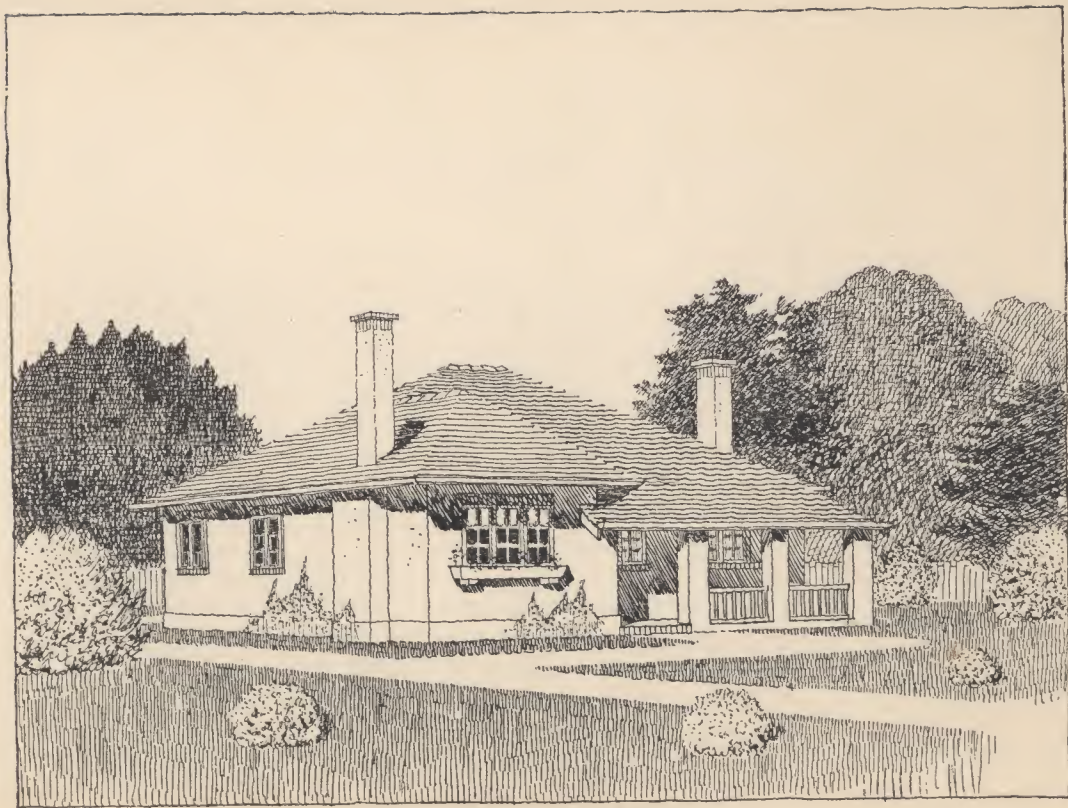


DESIGN No. 6.

A COMPACT residence containing a fair-sized living-room, with an ingle-nook and seat in a secluded portion, with doors leading on to the verandah from the main room, three bedrooms, bathroom, kitchen and laundry, is here shown. Built of brick, with roughcast on the outside walls and red brick dressings, a pleasing and quaint effect is produced.

The estimated cost, in wood, is £1,200, and in brick, £1,450.

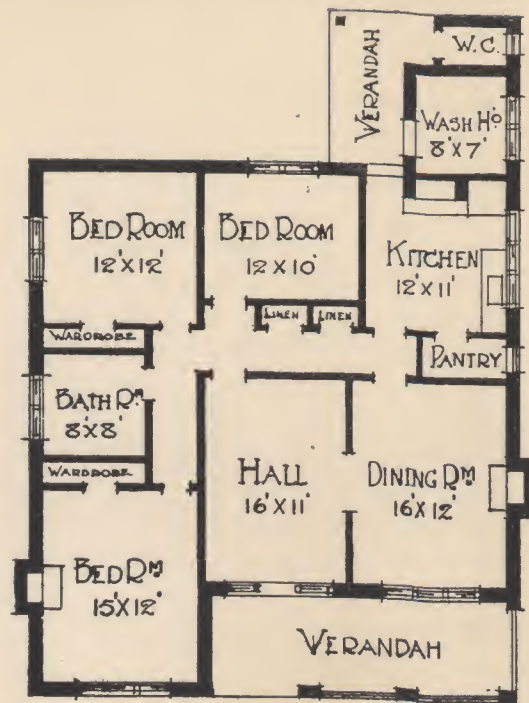




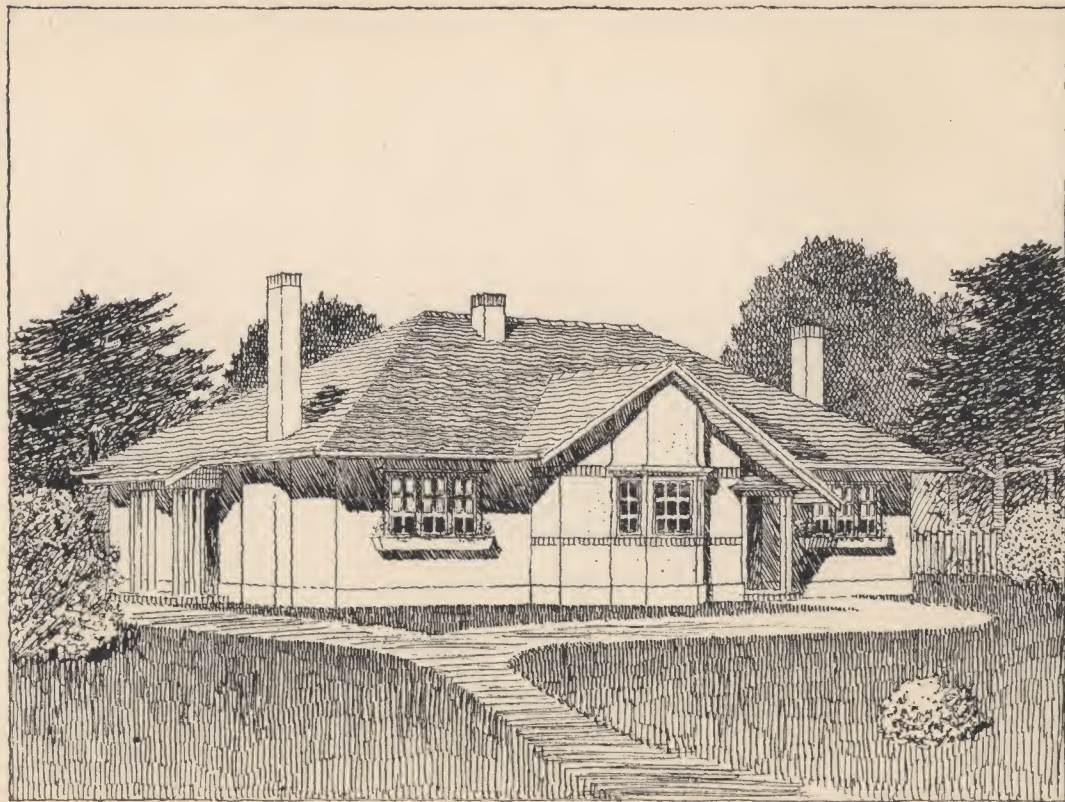
DESIGN No. 7.

A PLAN somewhat out of the ordinary. From the front verandah one passes into a large lounge hall with large double doors leading into the dining-room, which is connected to the kitchen by means of a servery. Three bedrooms, a bathroom and washhouse, together with wardrobes and linen cupboards, complete a very compact plan.

Estimated cost, built in wood, £1,200; in brick, £1,600, according to finish.



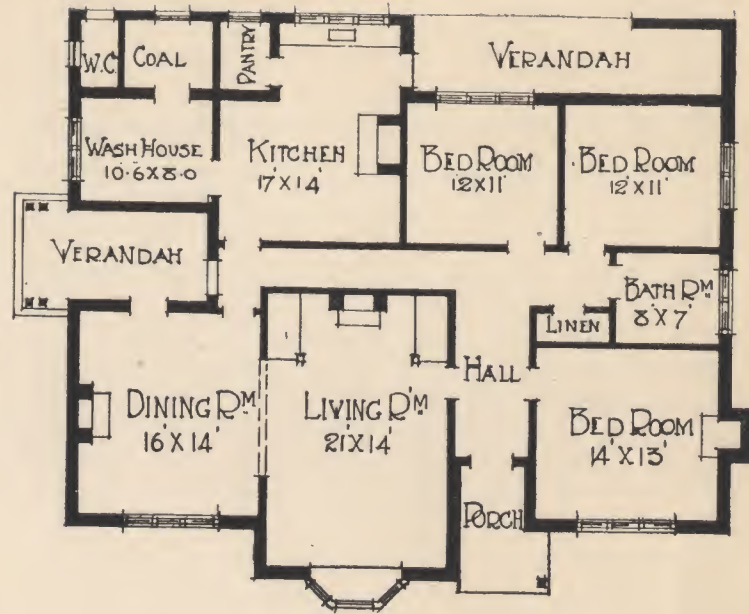
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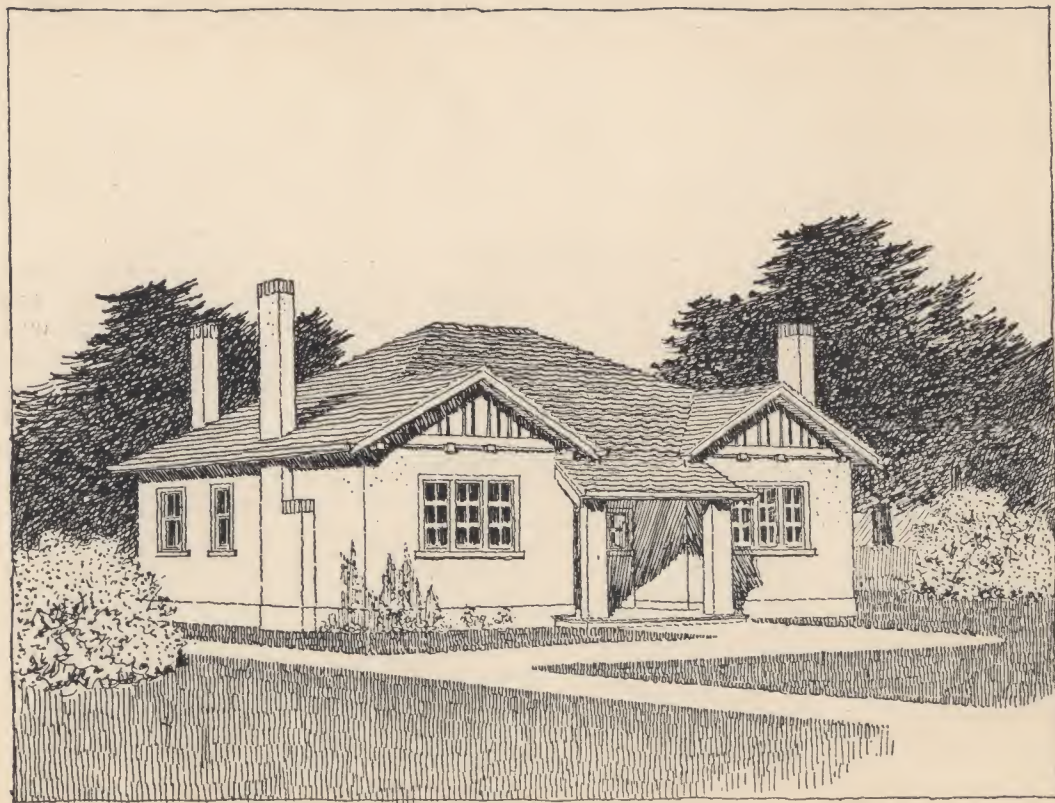
DESIGN No. 8.

ONE of the most compact plans in the book, with rooms of large size for the type of house, is here shown. On entering the hall access is immediately gained to a large living-room, with a comfortable ingle with seats and fireplace at one end for winter use, and a large bay window with seats at the other end. This room leads to the dining-room through a large opening. The dining-room is easy of access from the kitchen and also leads on to a spacious verandah. Three bedrooms and a bathroom, with a sleep-out verandah, complete a very convenient plan.

Estimated cost, in wood, £1,650; in brick, £2,000, according to finish.



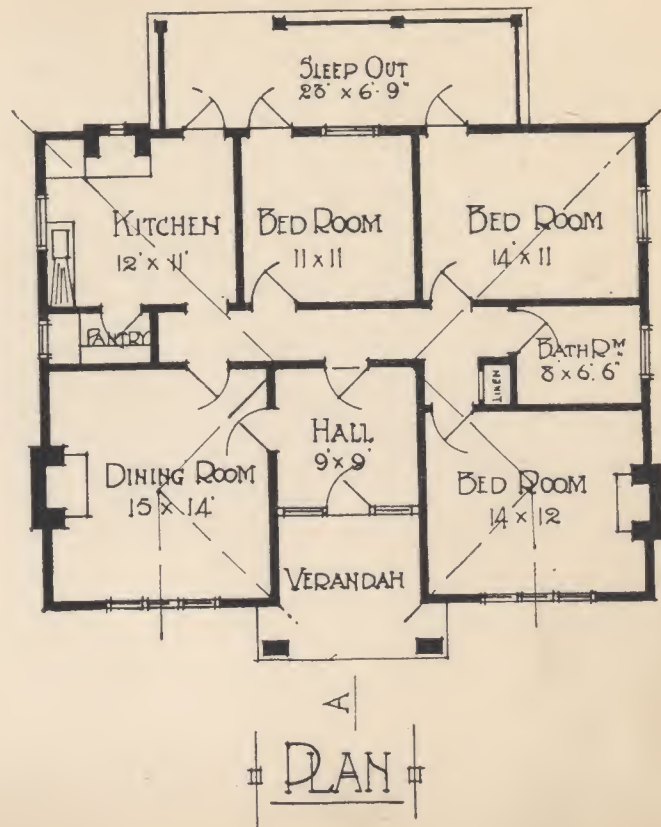
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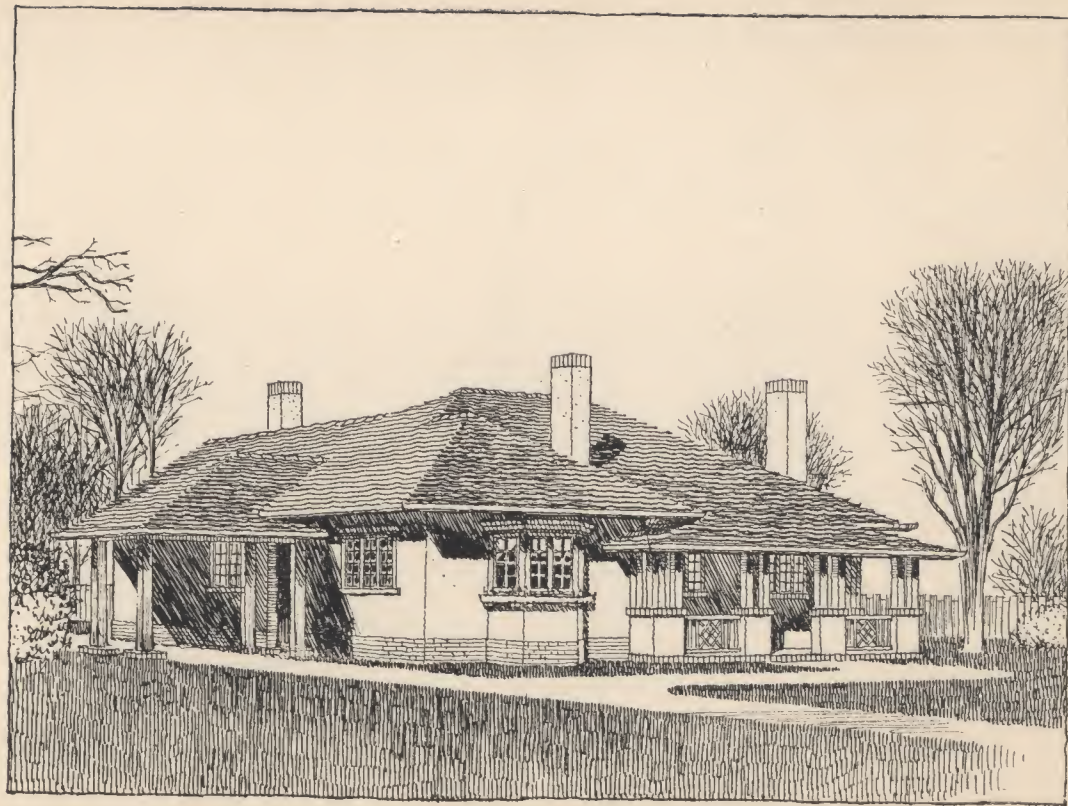


DESIGN No. 9.

A WELL proportioned and convenient plan is here provided, containing a fair-sized dining-room, hall and kitchen, together with three good bedrooms, a bathroom and a large sleep-out.

Estimated cost, in wood, £1,000; in brick, £1,300, according to finish.

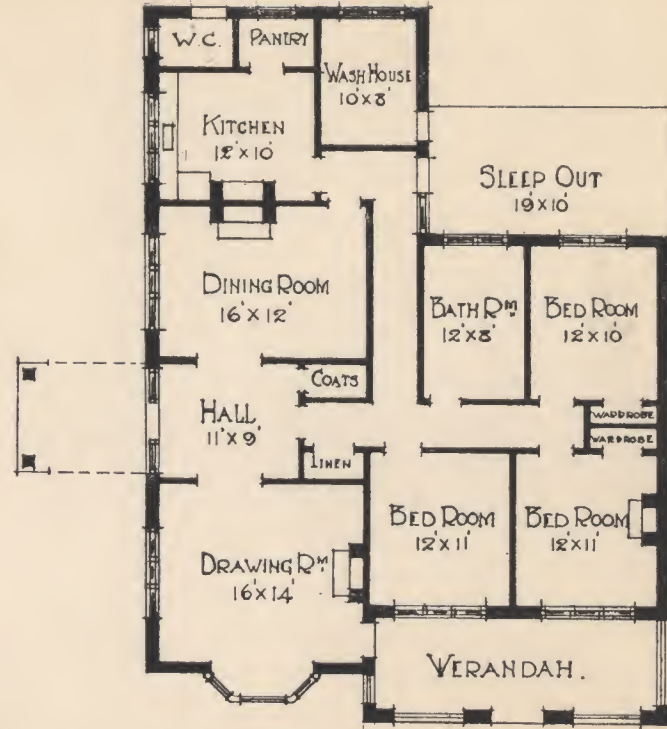


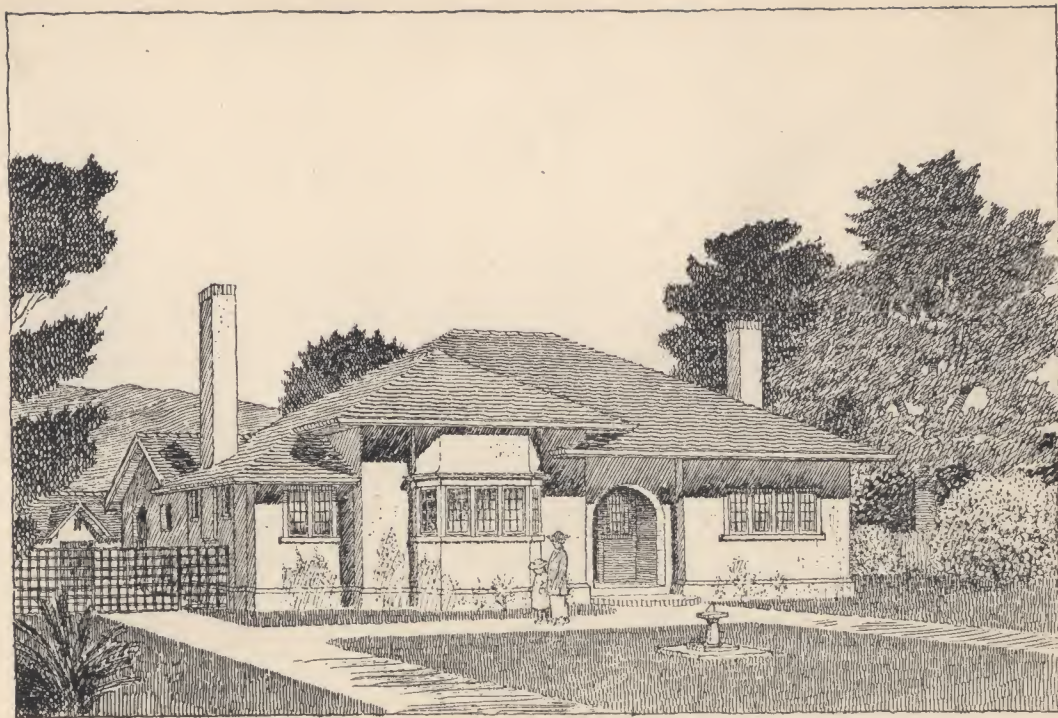


DESIGN No. 10.

A HOME of ample dimensions and very economically planned is here depicted. From a large porch, through which a motor car can be driven, a spacious hall, with double doors leading to the drawing- and dining-rooms, is entered. The kitchen is situated in a convenient position from which the dining-room is easily served. The bedroom accommodation is conveniently connected, by means of a passage, to the sleep-out. A large verandah, accessible from the drawing-room, completes a very convenient plan.

Estimated cost, in wood, £1,450; in brick, £1,800, according to finish.



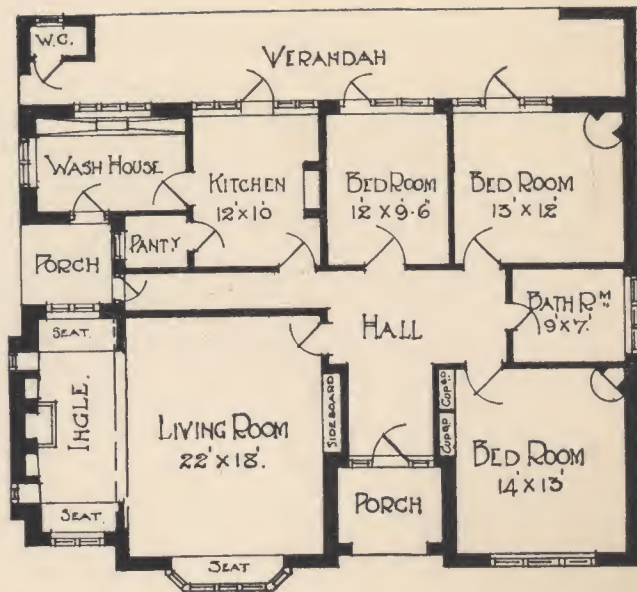


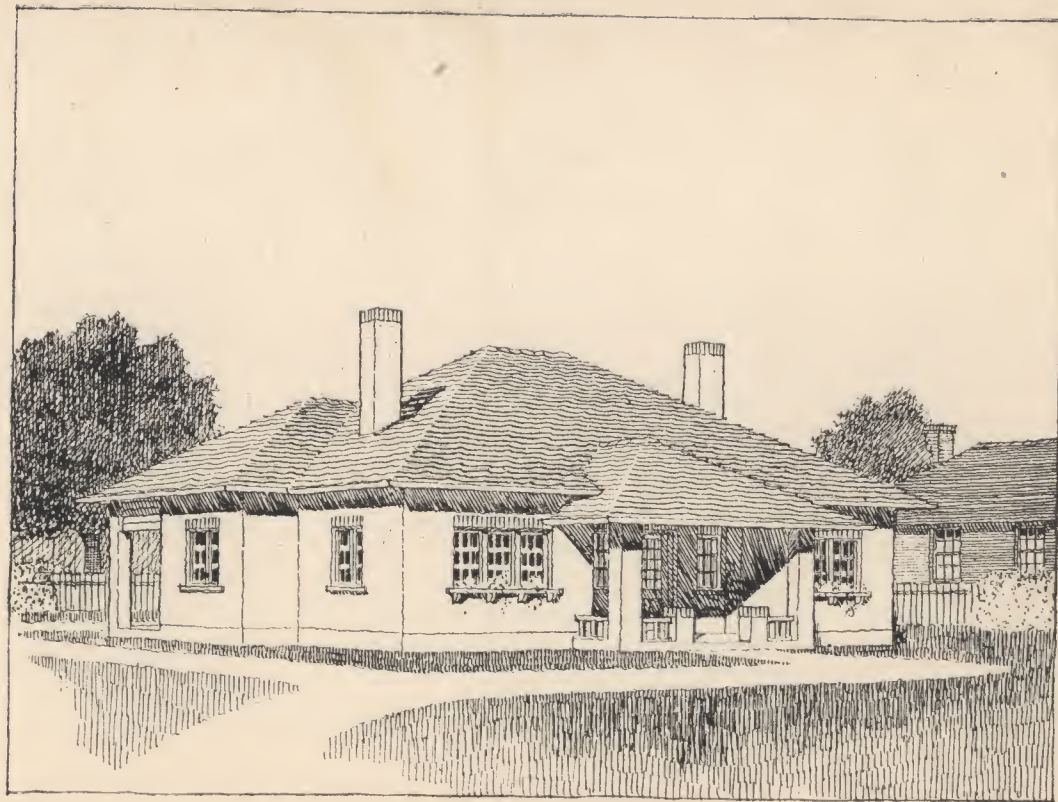
DESIGN No. 11.

DESIGN No. 11.

A SIMPLE design, with a small porch outside the spacious hall. The kitchen is conveniently planned with a large wash house or scullery. The living-room has a large inglenook with fireplace and seats, and is a specially pleasing feature of this design.

Estimated cost, in wood, £1,500; in brick, £1,850, according to finish.



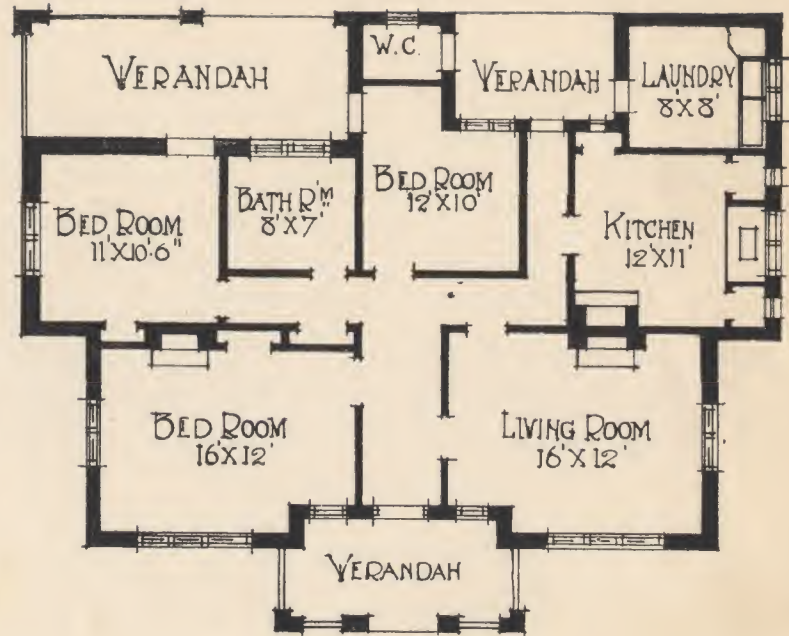


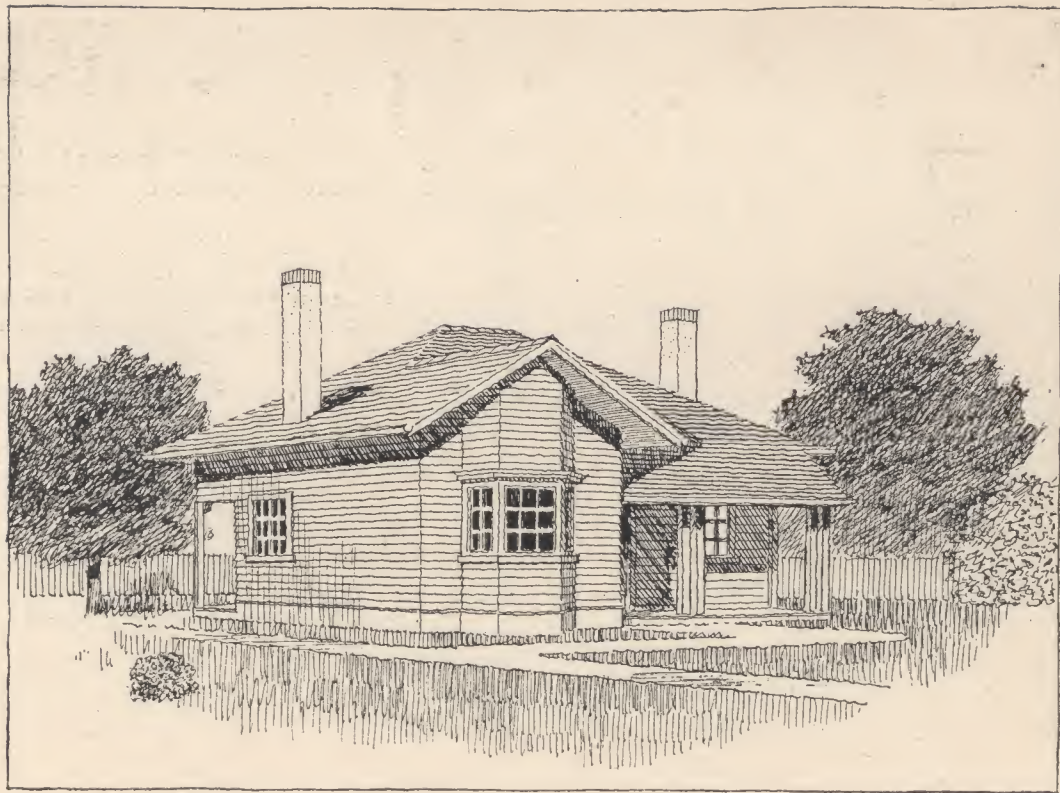
DESIGN No. 12.

THIS compact home, planned for convenience and comfort, leaves little to be desired and will doubtless appeal to many.

The plan provides for good-sized rooms and contains a living-room, kitchen, laundry, three bedrooms (two of which open direct on to the sleep-out), bathroom and sanitary convenience, together with three verandahs. The exterior is homely in appearance and would look attractive with roughcast walls, with red brick dressings and a red tile roof.

Estimated cost, in wood, £1,150; in brick, £1,450, according to finish.







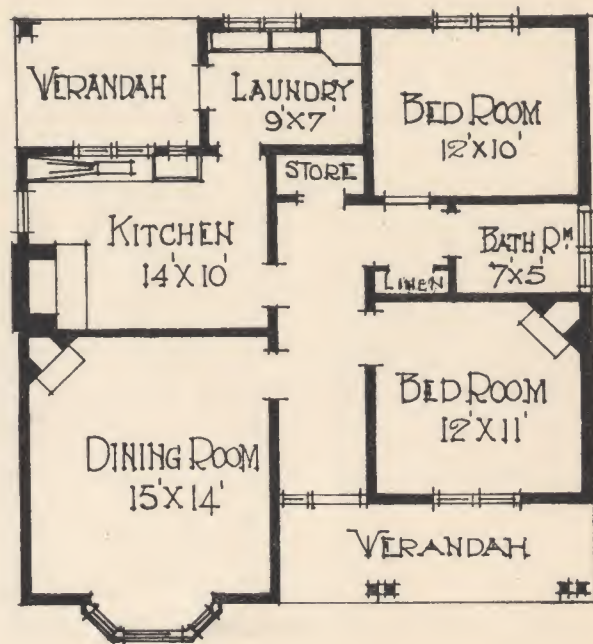
LARGER BUNGALOW BUILT IN WOOD.
(See perspective drawing and plan on pages 30 and 31.)

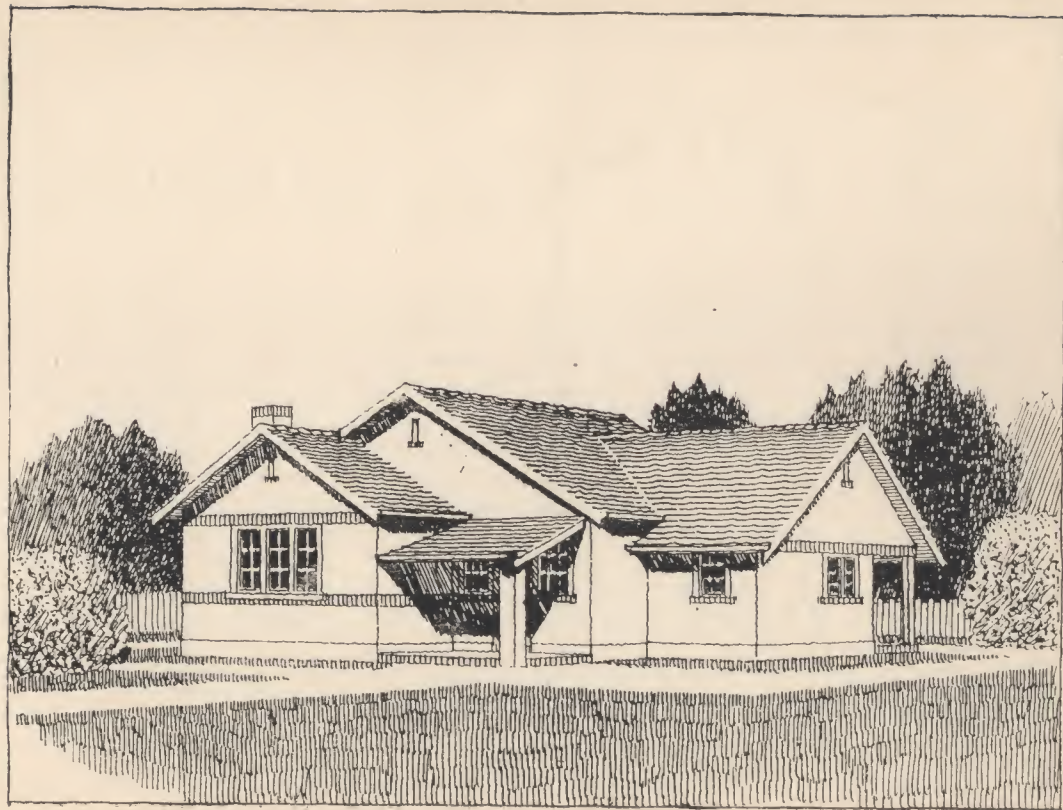


DESIGN No. 13.

A SMALL house, with conveniently arranged apartments of fair size, is here given. The plan is self-explanatory. To those desiring a small, workable home, at a moderate cost, this plan is recommended. The exterior is shown covered with weatherboards. With the window sashes and frames, barges, fascias and verandah posts painted white, all eaves, guttering and down pipes painted green, and a roof of red or cement tiles, this house will be pleasing in effect.

Estimated cost, in wood, £850; in brick, £1,050, according to finish.

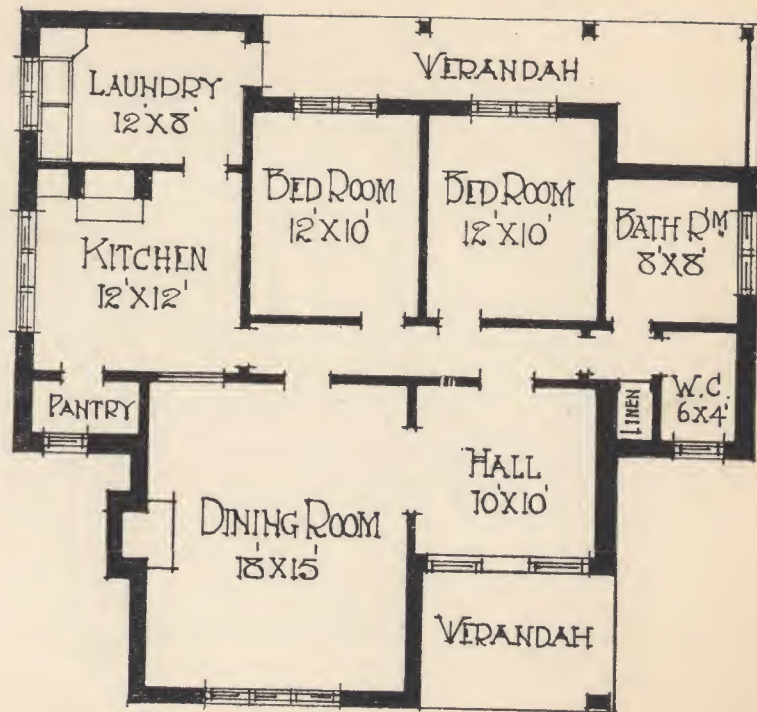


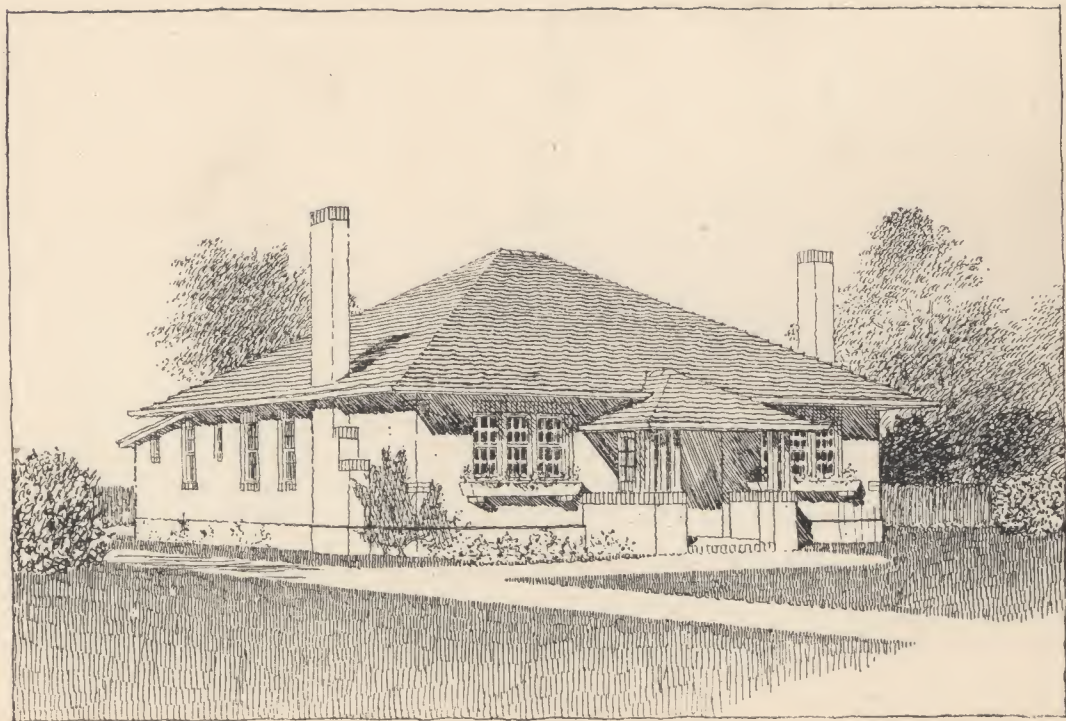


DESIGN No. 14.

33
A NEAT plan, containing a lounge hall, large dining-room, kitchen, laundry, two bedrooms, bathroom, sleep-out, and conveniences, is here given. To those with a small family, who do not entertain, this house will be found to be very suitable. Every foot of space has been utilised and the plan so arranged that from the outside appearance one imagines the accommodation to be much greater than is actually the case, as will be observed from the view given above.

Estimated cost, in wood, £1,100; in brick, £1,400, according to finish.



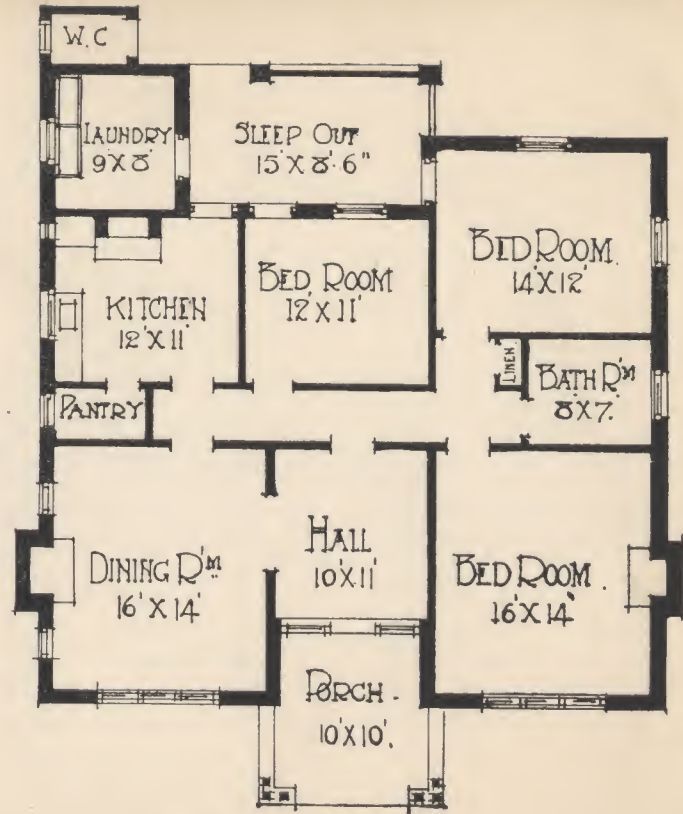


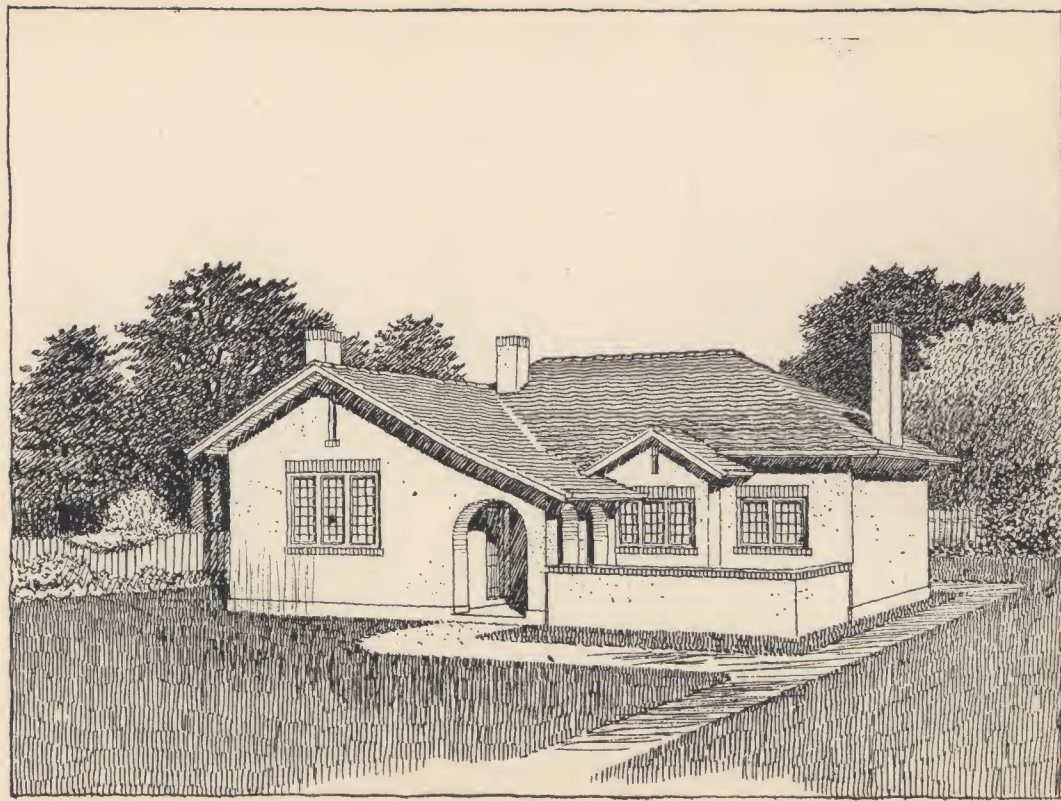
DESIGN No. 15.

FROM the spacious verandah porch one enters directly into a large lounge hall, off which are double doors leading to the dining-room and a small door leading to the bedrooms. The kitchen is conveniently situated near the dining-room and is fitted with every labour-saving device. The bedroom accommodation consists of three bedrooms, two of which have doors giving direct access to a sleep-out of ample dimensions.

The exterior design is quiet and dignified, the window-boxes to the main windows, when planted with flowers, giving a bright splash of colour against the grey rough-cast and brick dressings of the walls.

Estimated cost, in wood, £1,150; in brick, £1,500, according to finish.

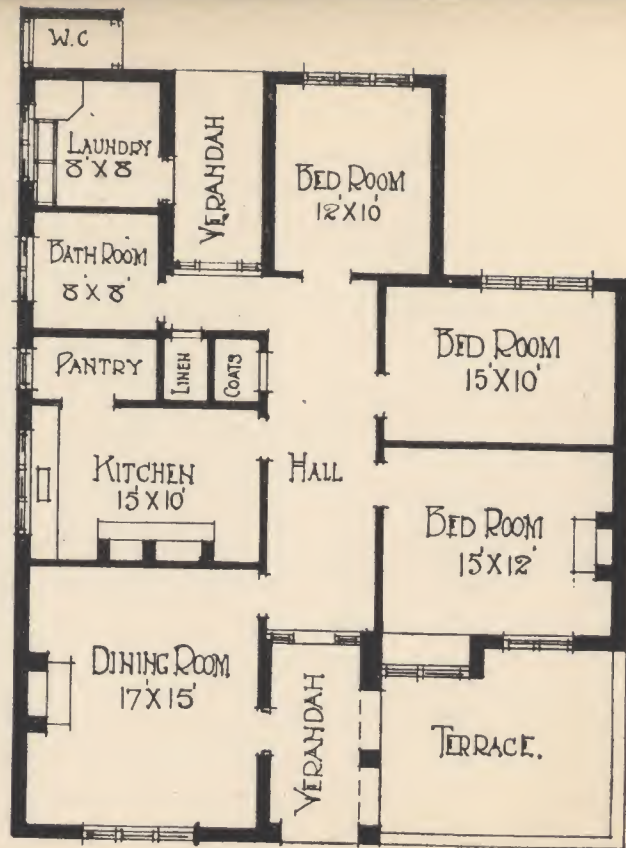


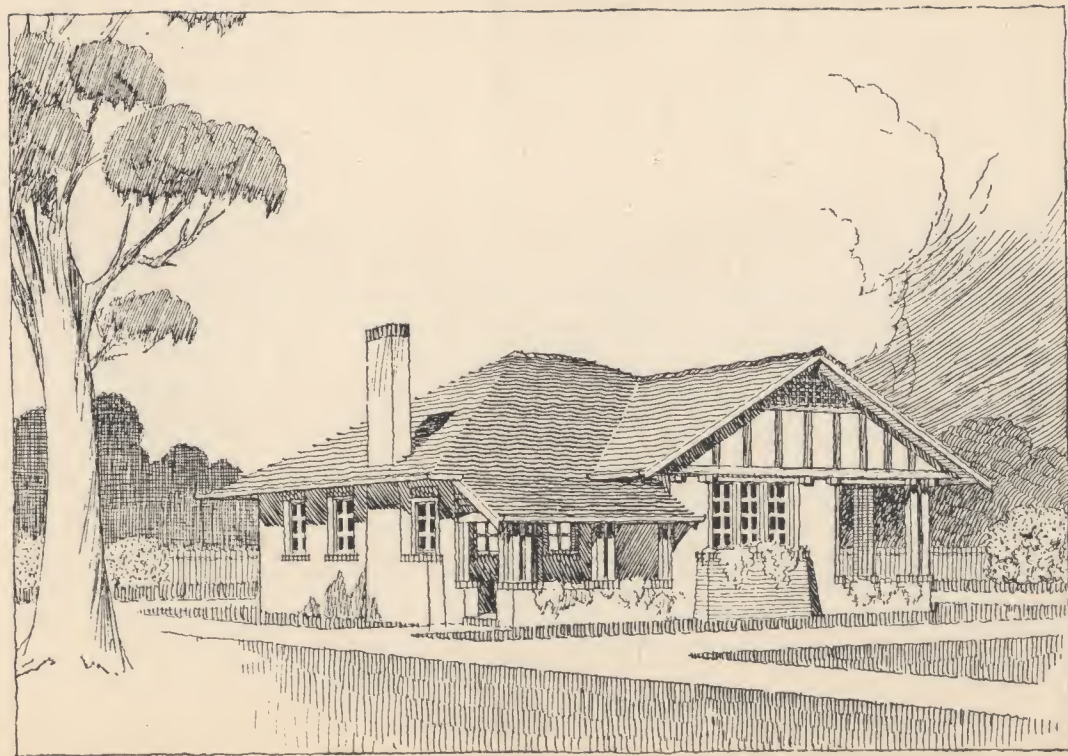


DESIGN No. 16.

A SOMEWHAT unusual plan is here given. On passing through an arched verandah, off which is a door leading to the dining-room and arched openings leading on to a grassed terrace, one passes into a large hall off which the kitchen and bedrooms lead direct, the hall running right through to the back verandah. A serving hatch from the kitchen direct to the dining-room is provided. A linen cupboard is situated convenient to the bathroom and a hat and coat cupboard is accessible from the hall.

Estimated cost, in wood, £1,400; in brick, £1,750, according to finish.



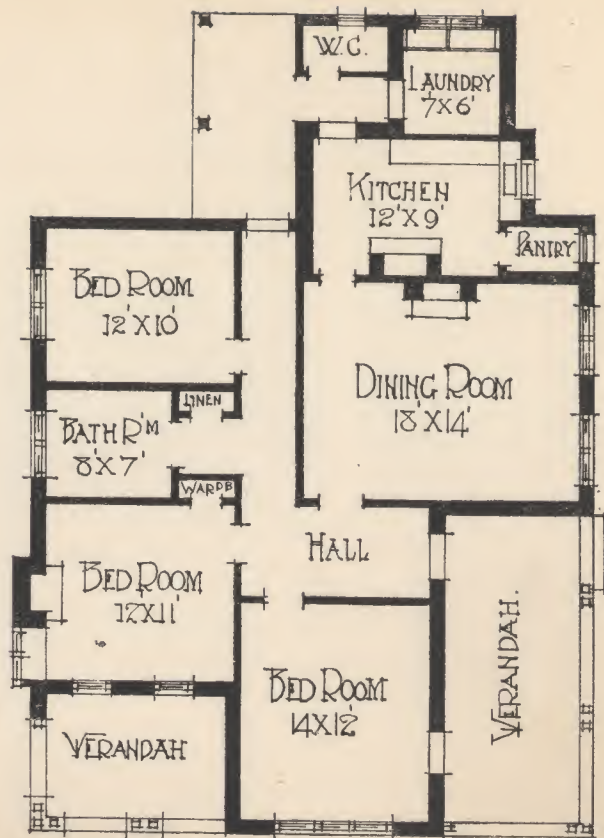


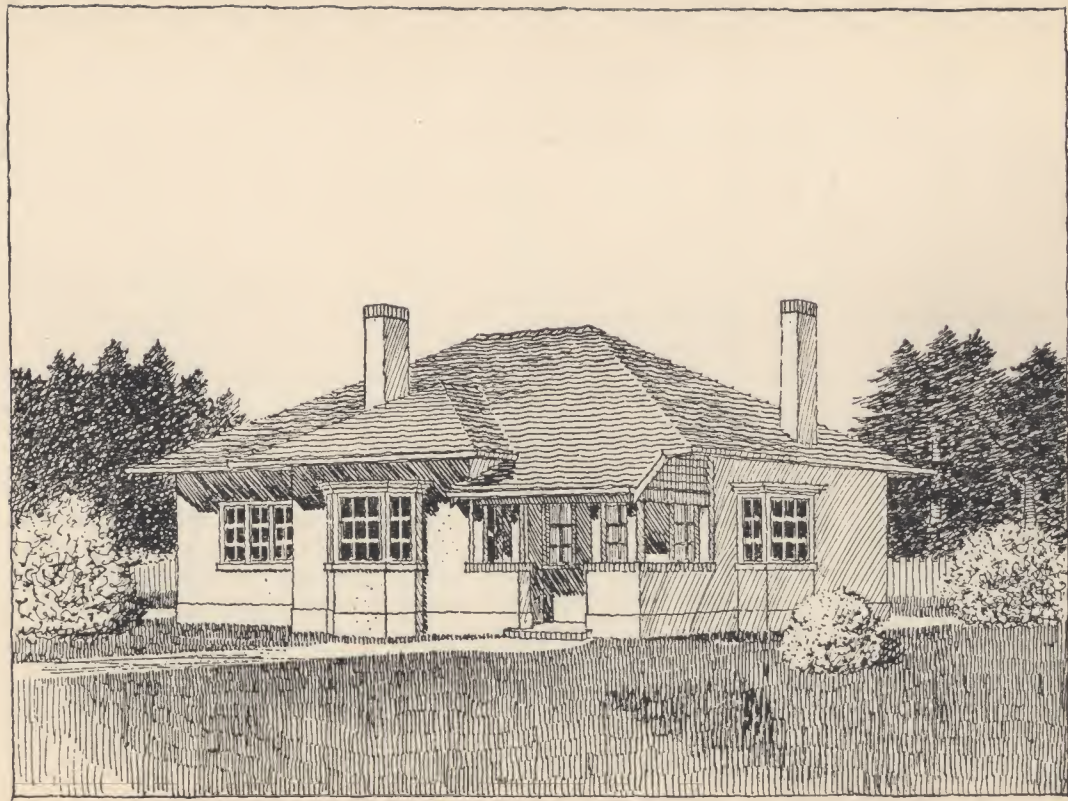
DESIGN No. 17.

THE Bungalow shown here is very attractive and gives the greatest amount of convenience in the compactness with which it is planned. The entrance is from the side verandah into a small hall, off which is the dining-room and the main bedroom.

A small passage runs right through to the back of the house, off which access is gained to the remaining bedrooms and the bathroom. The short passage direct to the back will find favour with those who object to traverse other rooms to reach the back entrance. The kitchen, laundry and sanitary conveniences are conveniently situated and are well protected by the back verandah. The two main bedrooms open direct on to a verandah.

Estimated cost, in wood, £1,200; in brick, £1,500, according to finish.



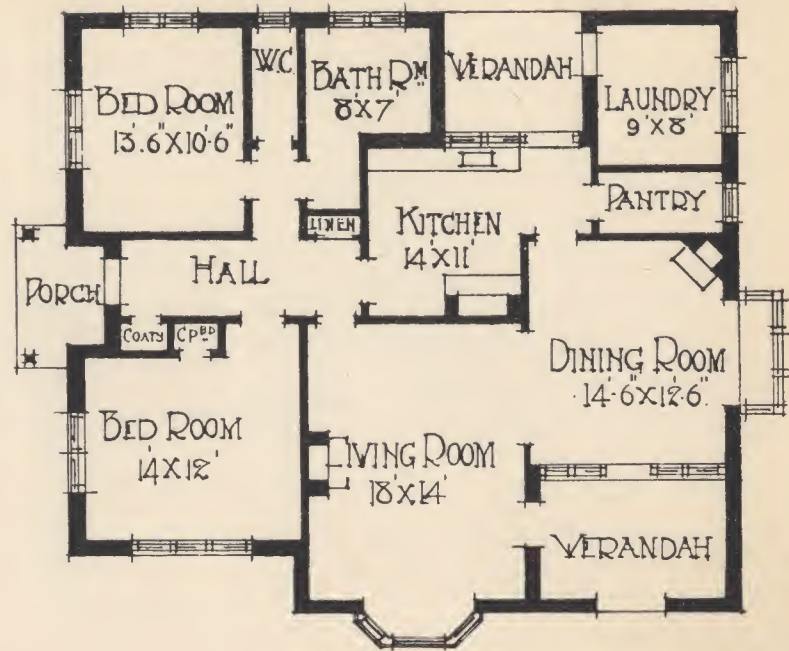


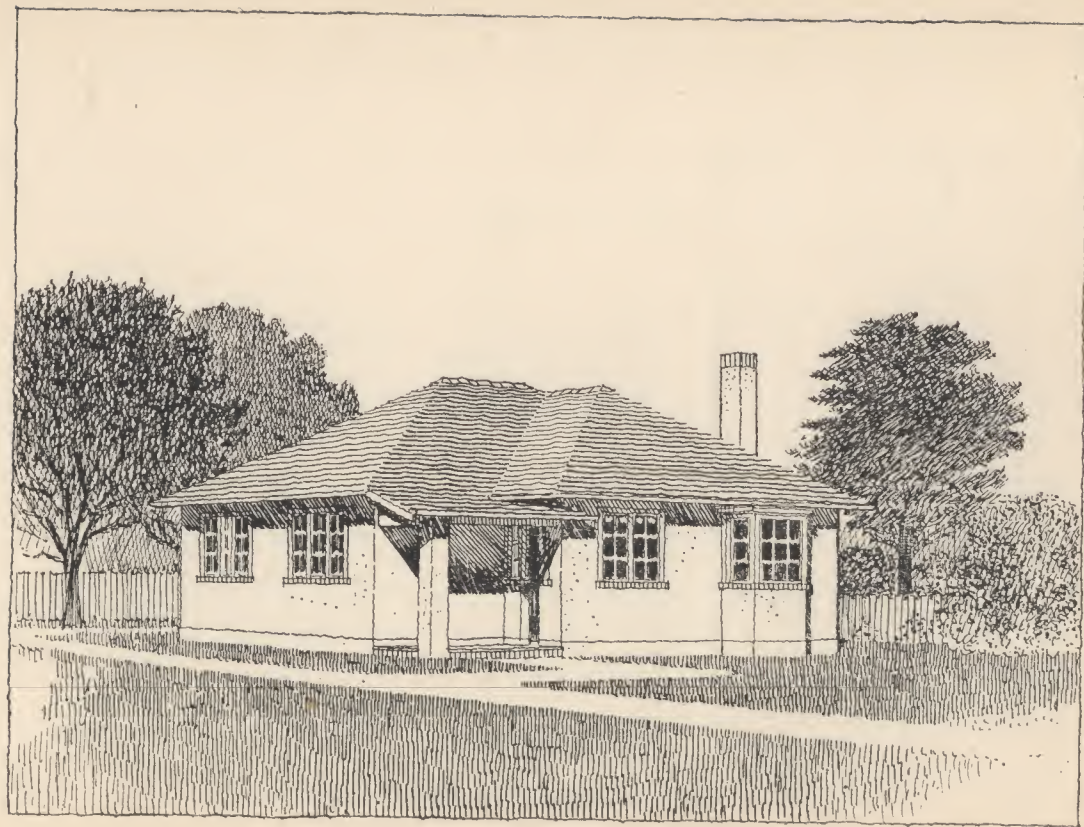
DESIGN No. 18.

A COMPACT Bungalow, in which all passages have been eliminated and the hall space reduced to a minimum, is here shown.

From a side porch entrance is gained to the hall, leading direct to the bedrooms and sanitary conveniences, also to the living-room and kitchen. The dining-room is off the living-room and is of the nature of an alcove, directly communicating with the kitchen. The living-room, dining-room and kitchen open direct on to spacious verandahs. The whole forming a very convenient and workable home.

Estimated cost, in wood, £1,250; in brick, £1,550, according to finish.



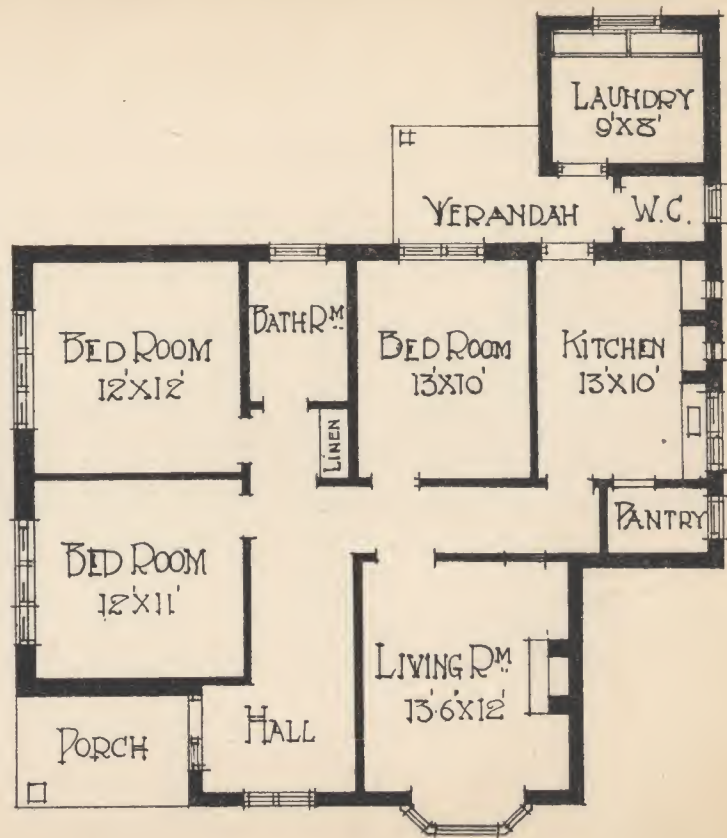


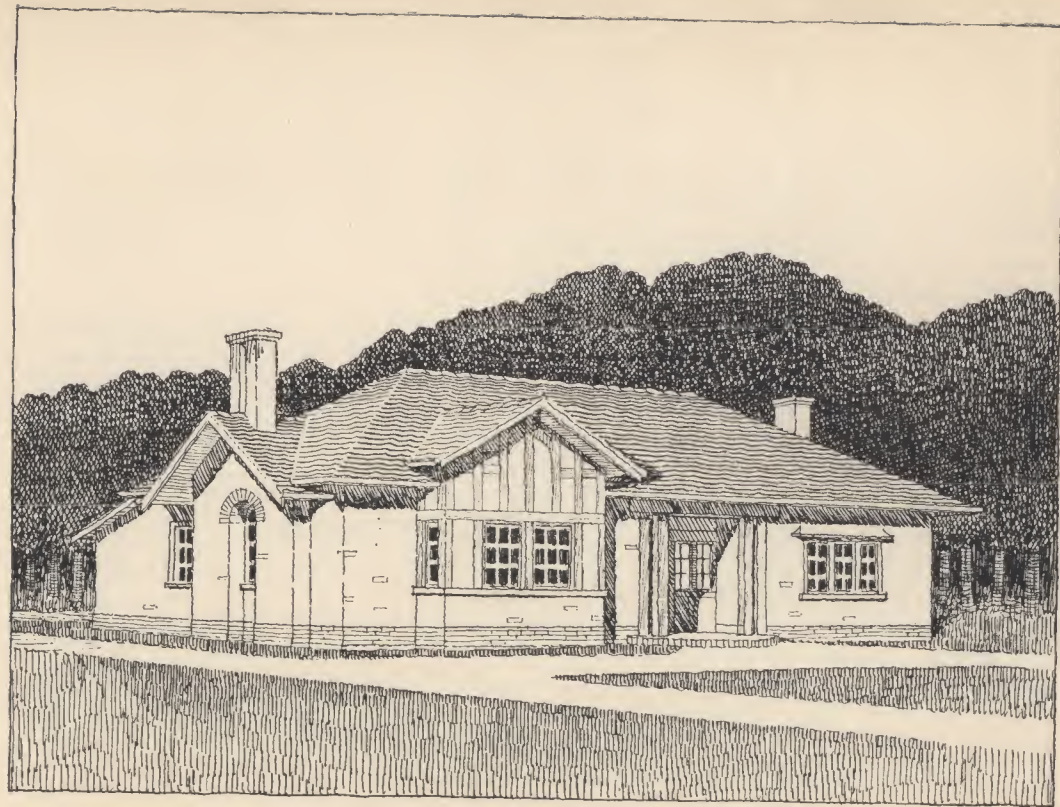
DESIGN No. 19.

A COMPACT home, which may prove of interest to some, is here shown. From a verandah porch a well-lighted hall is entered, with ample space for a hall-stand and other hall furniture.

A fair-sized living-room, kitchen and laundry, together with three good bedrooms and a bathroom, completes a workable plan.

Estimated cost, in wood, £950; in brick, £1,200, according to finish.



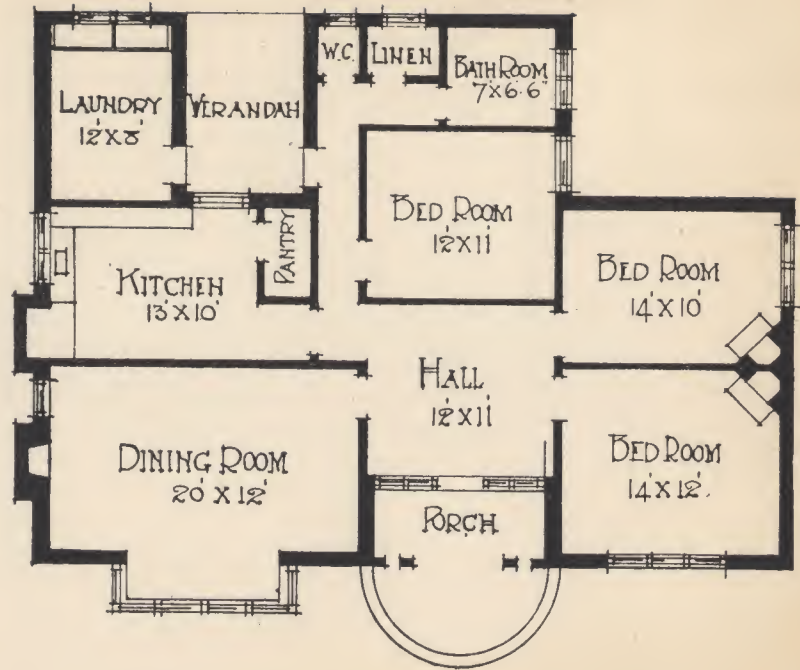


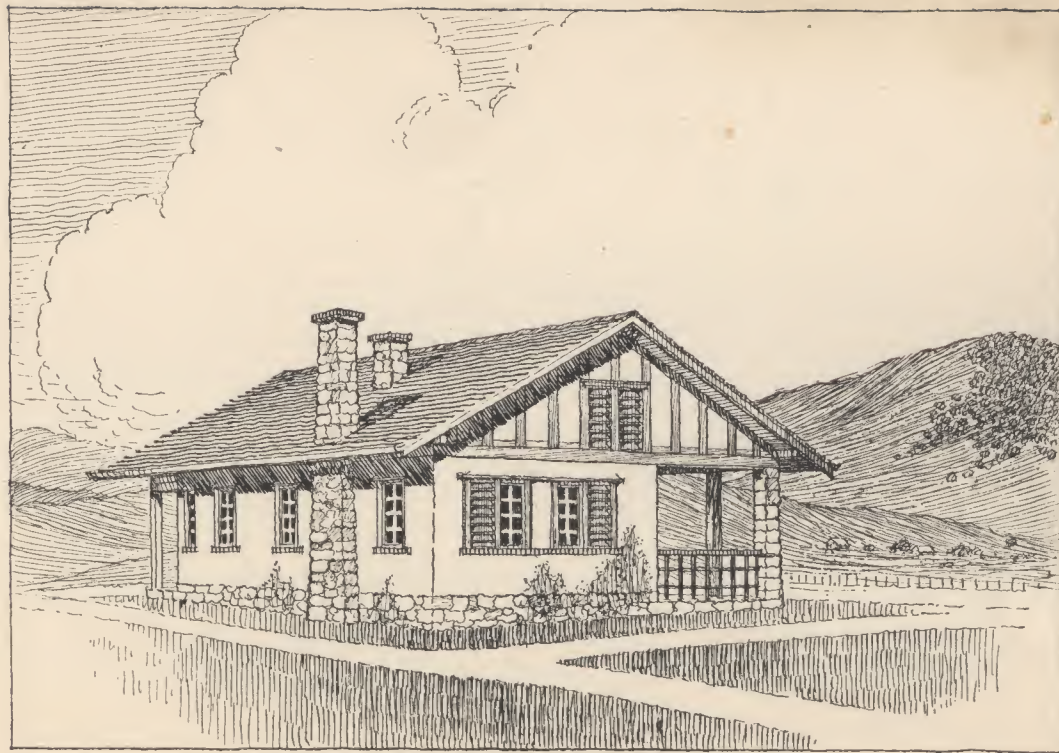
DESIGN No. 20.

A QUAIN design with a compact plan makes this a residence out of the ordinary run of design, its old-world atmosphere will doubtless appeal to many.

From the verandah porch a large hall is entered, from which easy access is gained to the dining-room, kitchen and bedroom accommodation; a small passage leads on to the back verandah which gives access to the laundry. The kitchen is handy to the dining-room and also to the front door. A sleep-out can be added, if desired, in the angle between the two bedrooms and bathroom, the bedrooms opening directly on to it.

Estimated cost, in wood, £1,200; in brick, £1,550, according to finish.





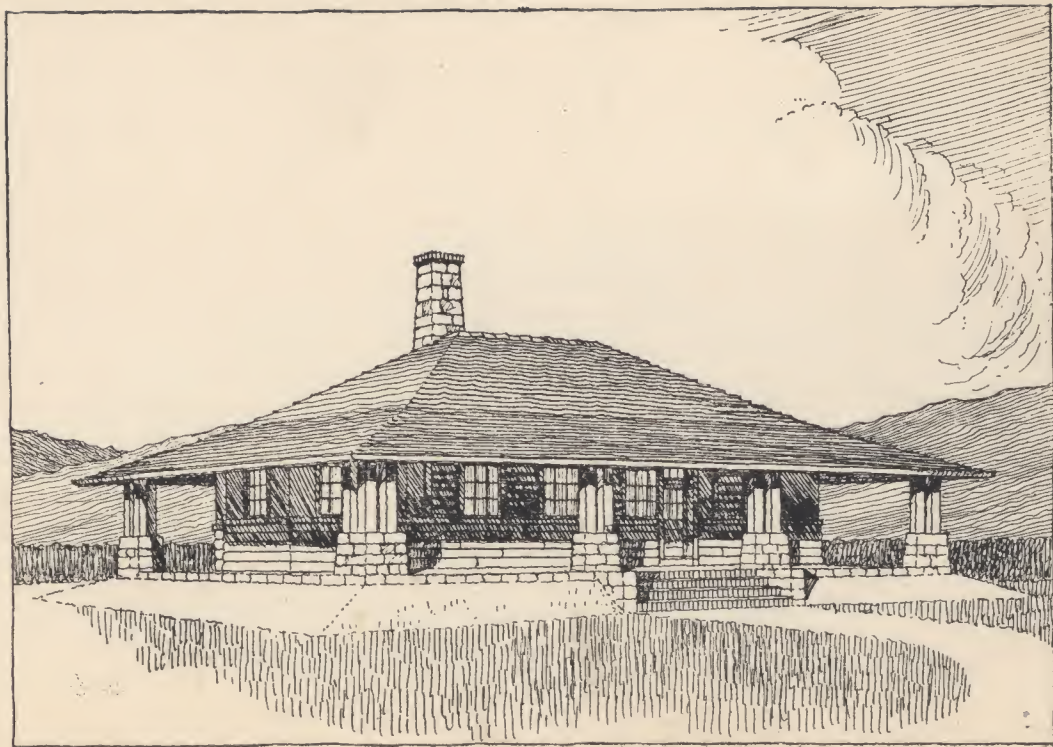
DESIGN No. 21.

A COMPACT Bungalow, for either country or seaside, is here shown, designed more especially for those desiring a week-end home, although eminently suitable for a suburban residence for a small family.

From a large side verandah a small hall is entered, with a cupboard for hats and coats; off the hall entrance is gained to a large living or family room, from which the kitchen, bedrooms and sanitary conveniences are accessible. This Bungalow can be quickly and cheaply built in the country by using Fibrolite sheets for the outside lining and Adamo wall boards for the interior, which overcomes the difficulty of getting plaster work carried out in isolated districts.

Estimated cost, in wood, £900; in brick, £1,150, according to finish.



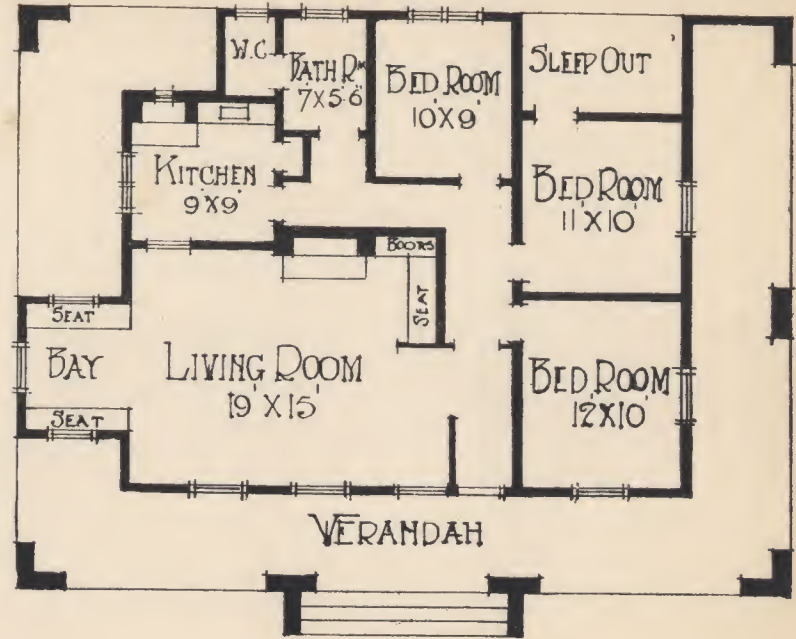


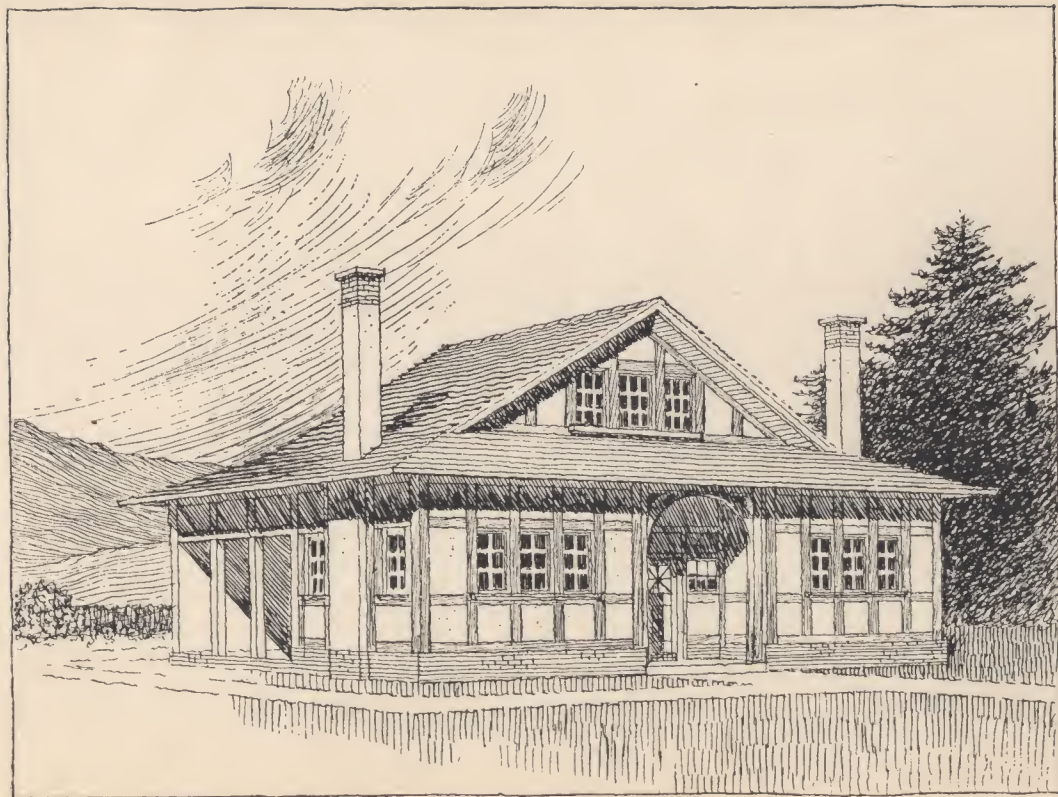
DESIGN No. 22.

ANOTHER type of week-end Bungalow is here shown, which is equally attractive as a suburban residence. To those who desire verandah space entirely surrounding the house this plan should appeal.

From a wide verandah a small hall is entered, leading direct into a large living-room, containing an inglenook with a large open fireplace and a comfortable seat protected from draught, and a bay window alcove with seats on either side. Three bedrooms, kitchen, bathroom and sanitary convenience complete a very useful design.

Estimated cost, in wood, £1,100; in brick, £1,350, according to finish.

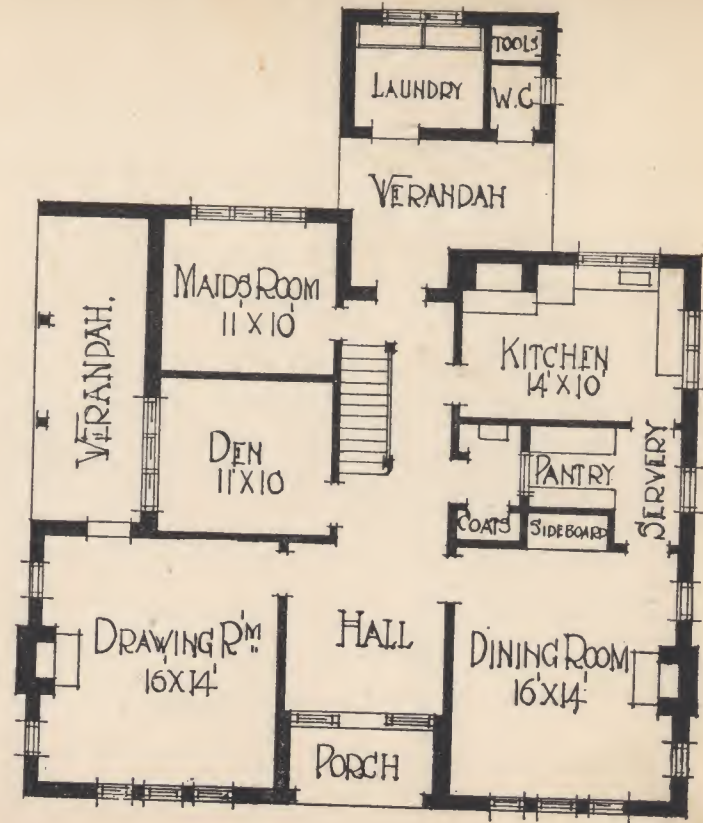


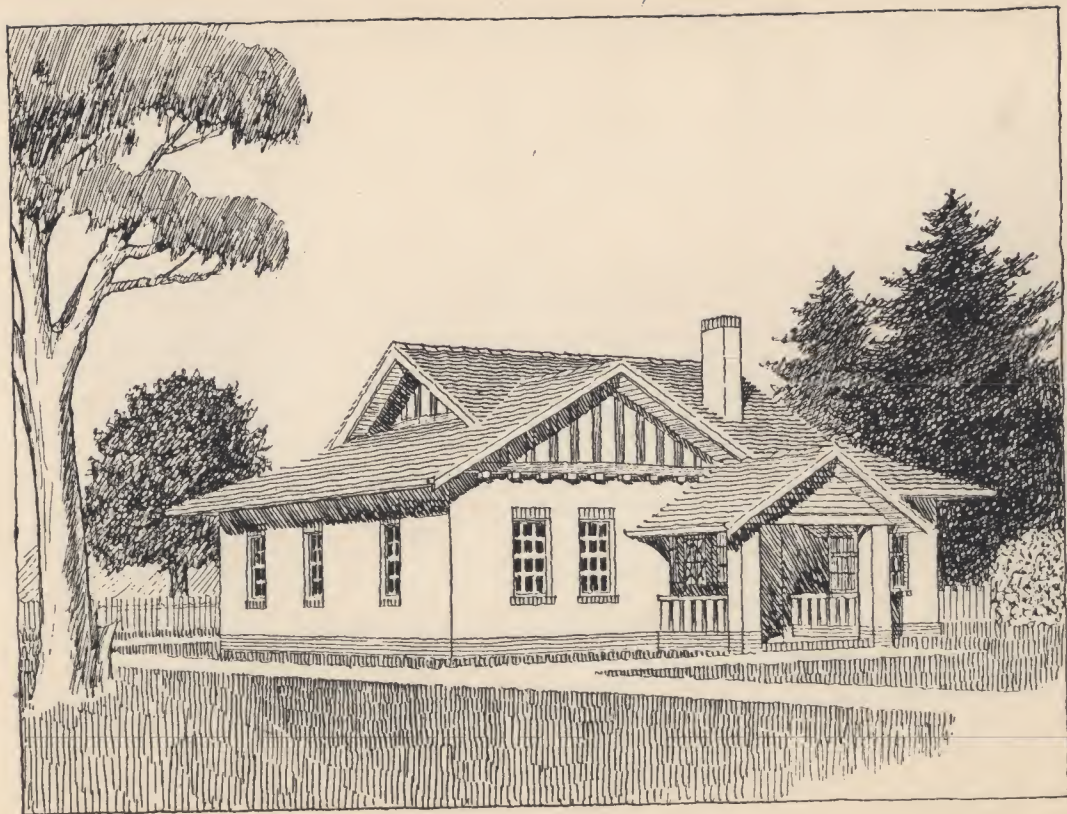


DESIGN No. 23.

HERE is given a brick and timber attic residence. For those who do not appreciate half timber work this residence can be erected entirely in brick, and would look attractive and homely. The plan is on generous lines, the rooms being larger than is usually the case in homes of this type. From the entrance porch one passes into a large hall leading direct to the drawing-room, dining-room and den. The maid's room is handy to the kitchen, which is connected to the dining-room by the servery. Ample verandah space is provided. Four bedrooms and a bathroom upstairs complete a very useful plan.

Estimated cost, in wood, £1,750; in brick, £2,100, according to finish.

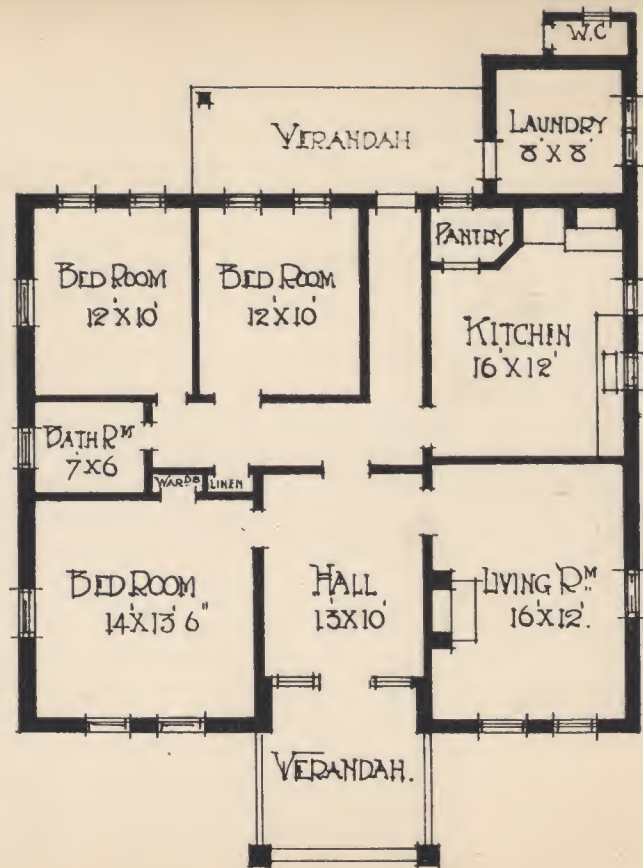


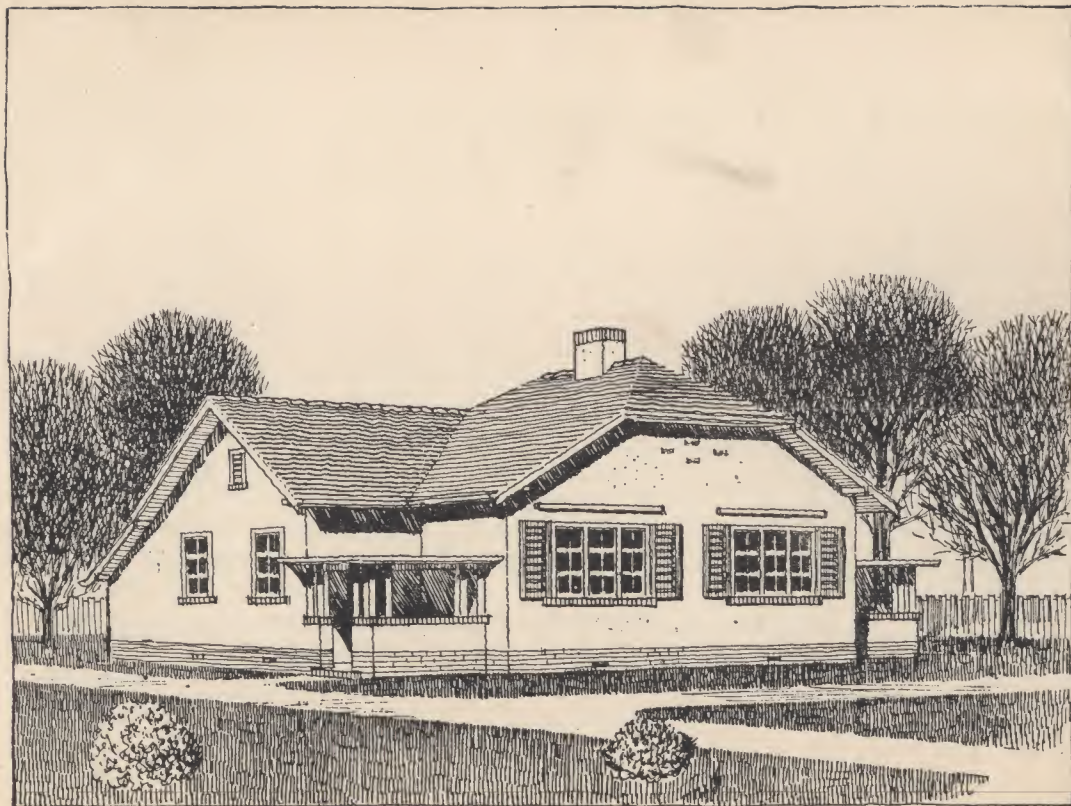


DESIGN No. 24.

A PICTURESQUE exterior, obtained by the arrangement of the roof lines and a compact plan, makes this in every respect a delightful home. From a large front verandah, giving an air of welcome, one enters a spacious lounge hall, off which access is gained to the main bedroom and the living-room. Passing out of the hall, a large kitchen, two bedrooms and a bath-room are provided, together with laundry and sanitary conveniences. The living-room is served by a serving hatch from the kitchen.

Estimated cost, in wood, £1,100; in brick, £1,450, according to finish.





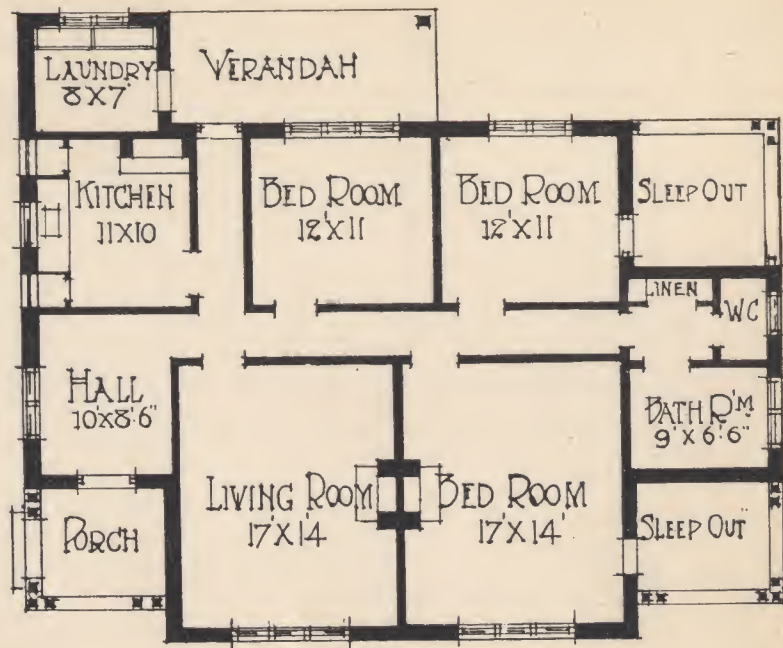
DESIGN No. 25.

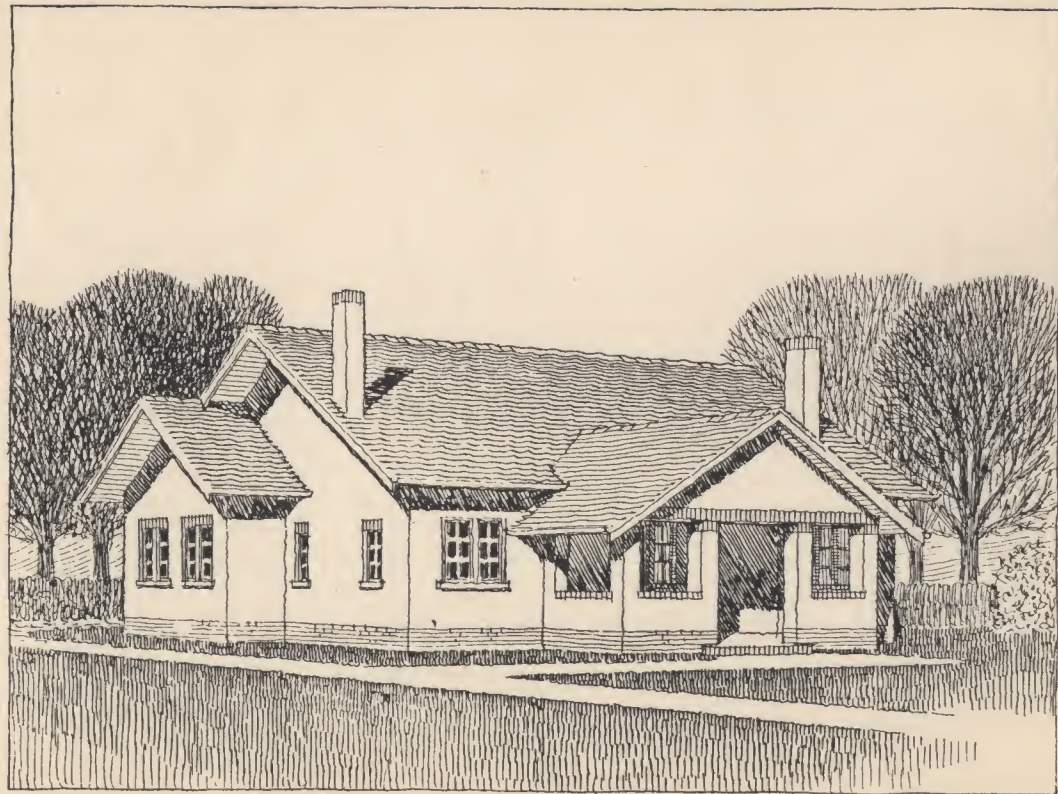
A QUAIN exterior and a useful plan are the features of this design. From the front porch is a fair-sized hall, with a small passage leading direct to the back door and one leading to the three bedrooms and the bathroom. Each bedroom opens directly on to a sleep-out, and the bathroom and sanitary conveniences are easily accessible to all.

55

The living-room and kitchen are in close proximity to one another, and the kitchen provides easy access to either the front or the back door. A novel arrangement in the kitchen is provided in lieu of the usual pantry; on each side of the kitchen sink-board is arranged a series of cupboards, with perforated shelves, for the storage of meat, vegetables, milk, etc., with spaces at the bottom for wood and coal.

Estimated cost, in wood, £1,200; in brick, £1,600, according to finish.

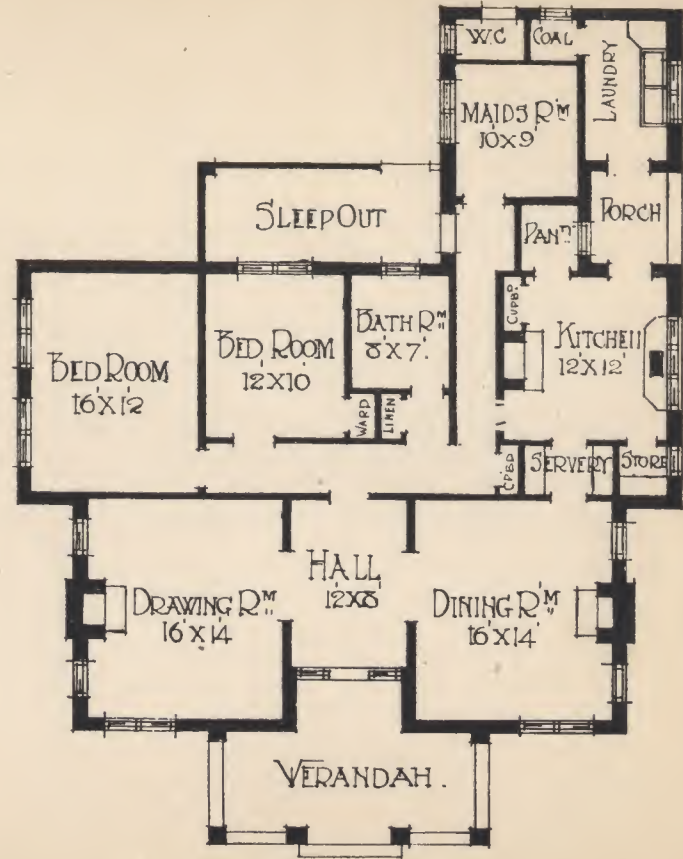


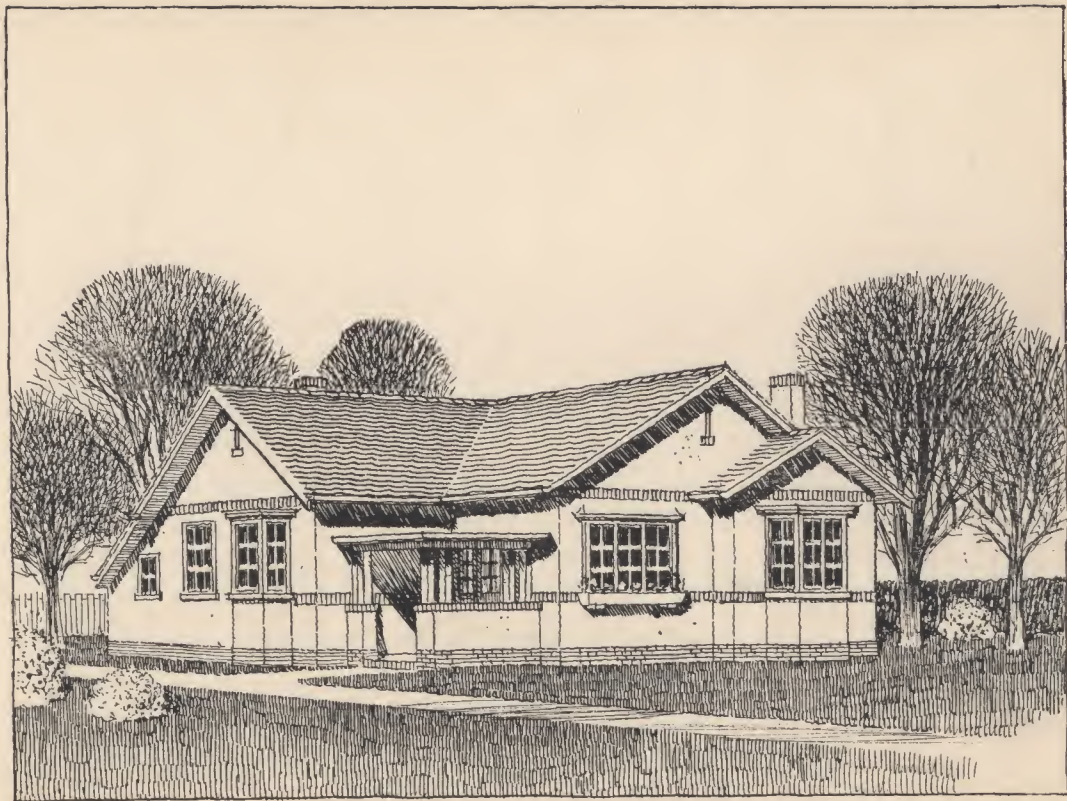


DESIGN No. 26.

THE plan of this residence caters for every convenience in the home, especially in the culinary department. The kitchen is provided with ample storage space in the shape of a pantry, well protected by a porch, and a dry store. A cupboard with glass doors, for the storage of crockery, etc., is a welcome addition, and a servery with shelves on each side leads direct into the dining-room. Off the kitchen is a covered porch leading to the laundry and coal store. The maid's room is close to but is entirely detached from the kitchen. A large verandah, hall, drawing-room and dining-room with double doors, two bedrooms and a bathroom, together with a sleep-out complete a very convenient plan.

Estimated cost, in wood, £1,400; in brick, £1,750, according to finish.

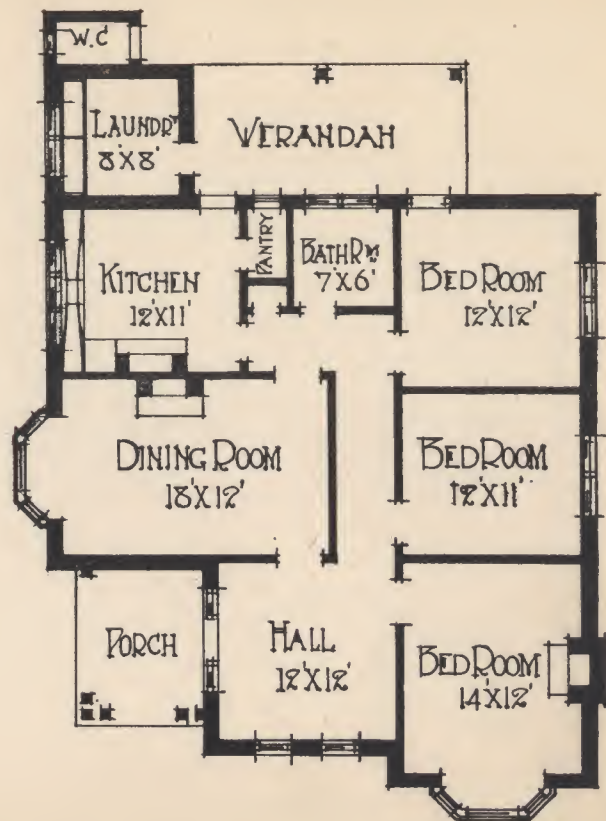


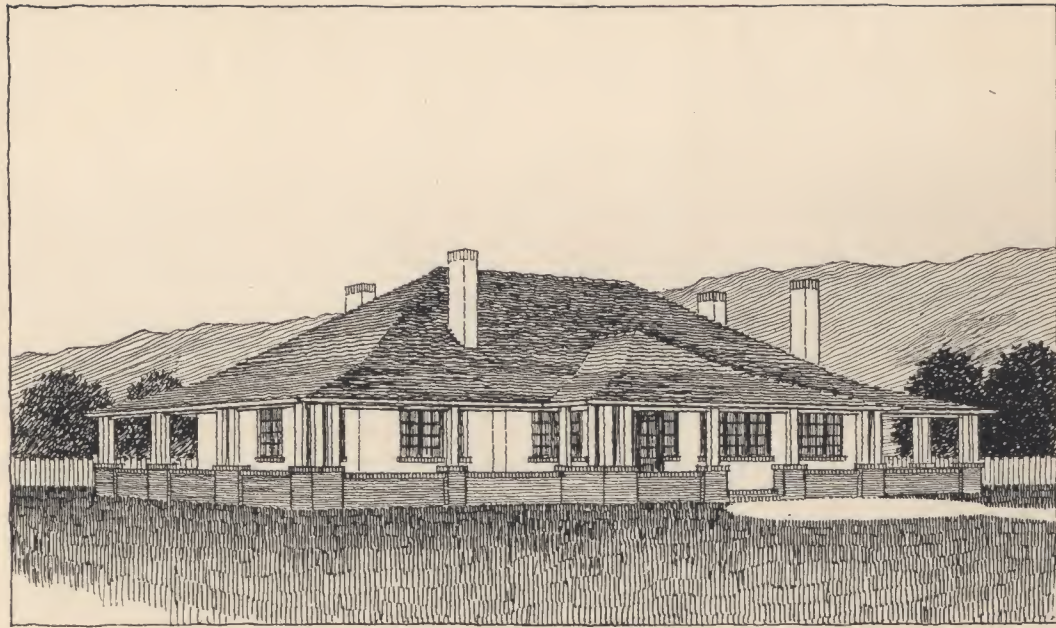


DESIGN No. 27.

A USEFUL plan, compact and appealing in its simplicity, is here given. A front porch, a large lounge hall leading to the dining-room and the bedroom accommodation is provided. The kitchen is conveniently near the dining-room, assuring easy and quick service. The exterior design is pleasing; the walls are roughcasted, with brick dressings; the window frames painted green and the sashes white; the barge boards, soffits, guttering and down pipes painted green give a very happy effect and a combination of colour very difficult to improve upon.

Estimated cost, in wood, £1,100; in brick, £1,350, according to finish.



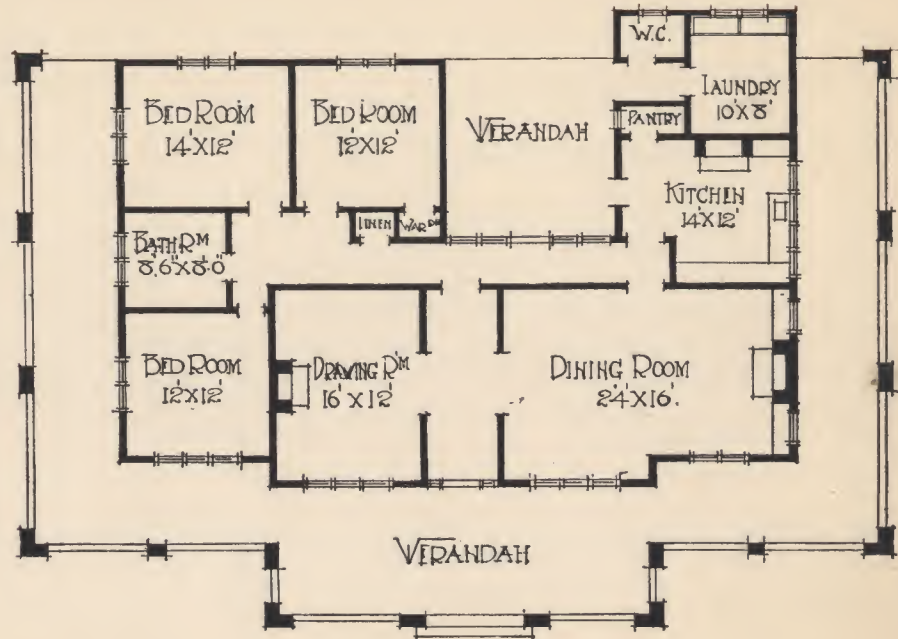


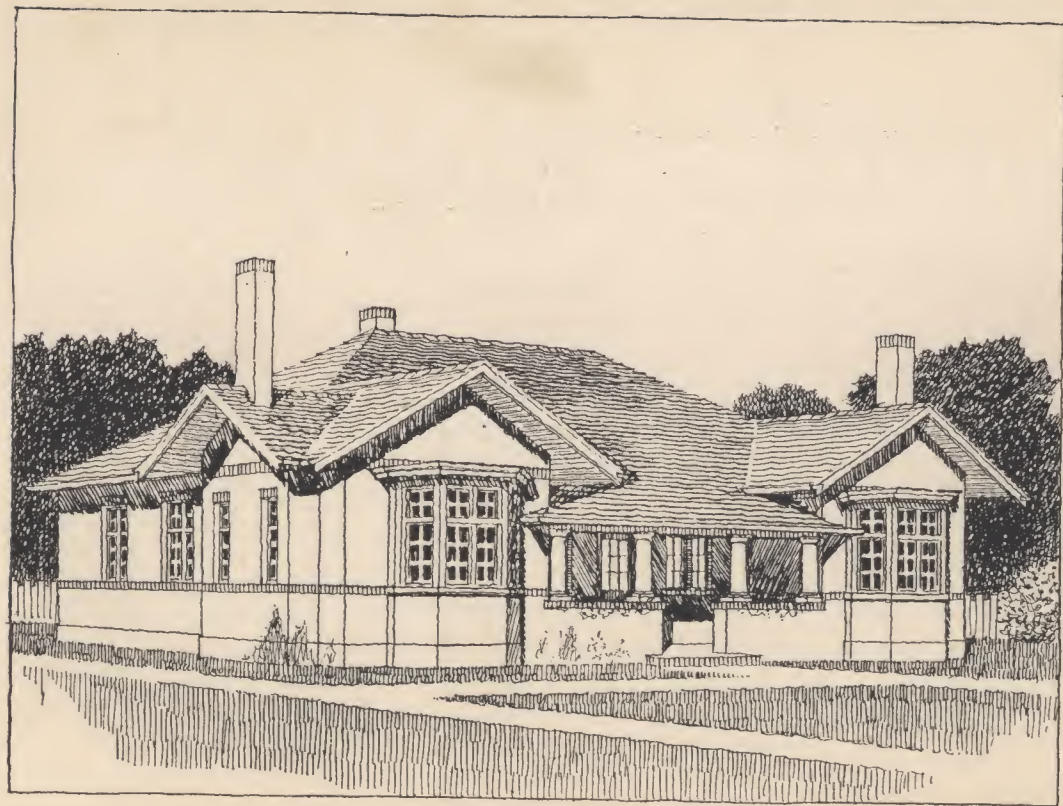
DESIGN No. 28.

19

A HOME with rooms of large dimensions, suitable for country districts where the temperature demands protection from the direct rays of the sun, and an abundance of air space in the apartments is here given. From the spacious verandah one enters a large hall, leading from which is a large dining-room and the drawing-room. The kitchen, protected on both sides by verandahs, is conveniently situated for quick service to the dining-room. Three bedrooms, bathroom, laundry and sanitary conveniences complete a useful plan. Maids' rooms and men's rooms can be added if required.

Estimated cost, in wood, £1,850;
in brick, £2,350, according to
finish.





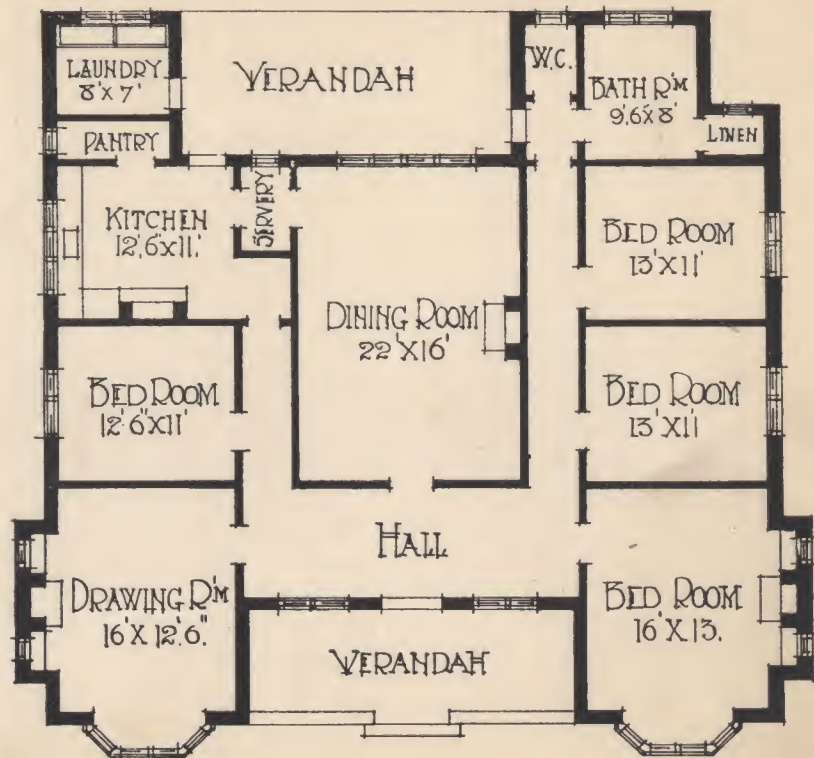
DESIGN No. 29.

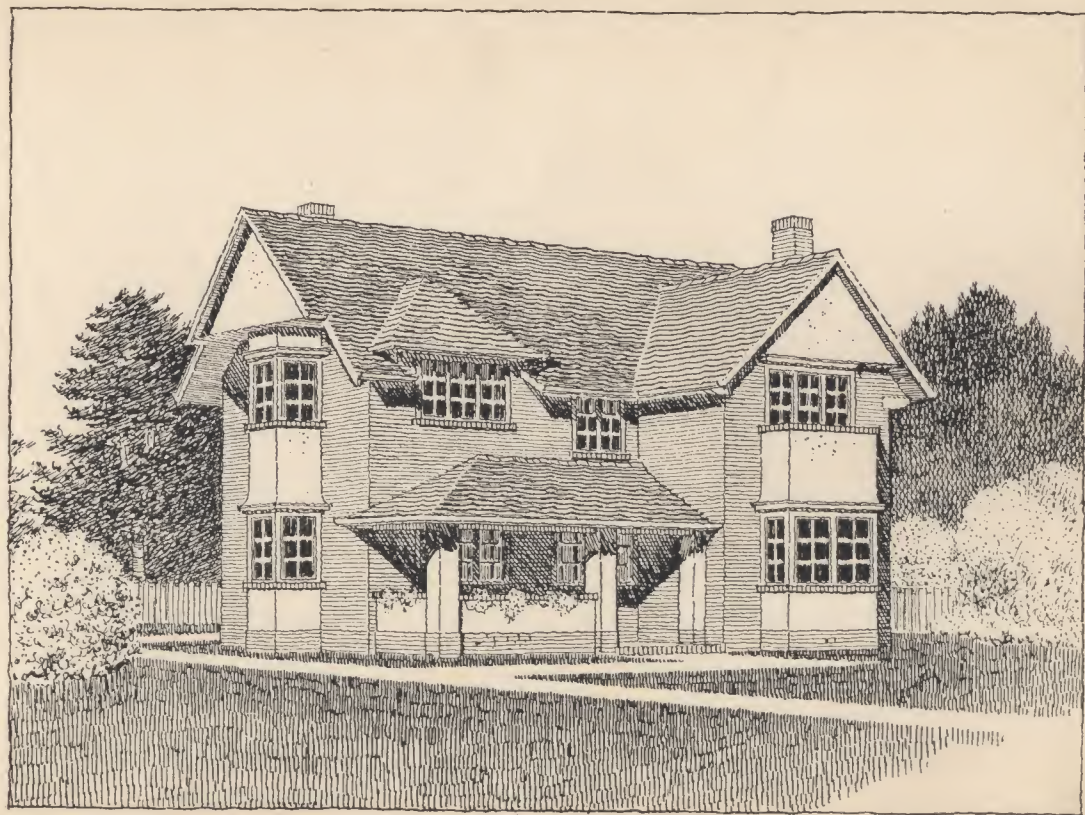
SIX good rooms, kitchen, bathroom and conveniences, a large hall and two verandahs comprise the layout of this attractive and compact home. The kitchen has been planned with due regard to economical working, with a direct service through a servery to the dining-room, and easy access to the front door.

The drawing-room and the main bedroom have recessed fireplaces, with book-cases on either side.

Roughcast walls with red brick dressings, a red tile roof and dwarf columns to the front verandah give to this design a touch of character.

Estimated cost, in wood, £1,950; in brick, £2,600, according to finish.

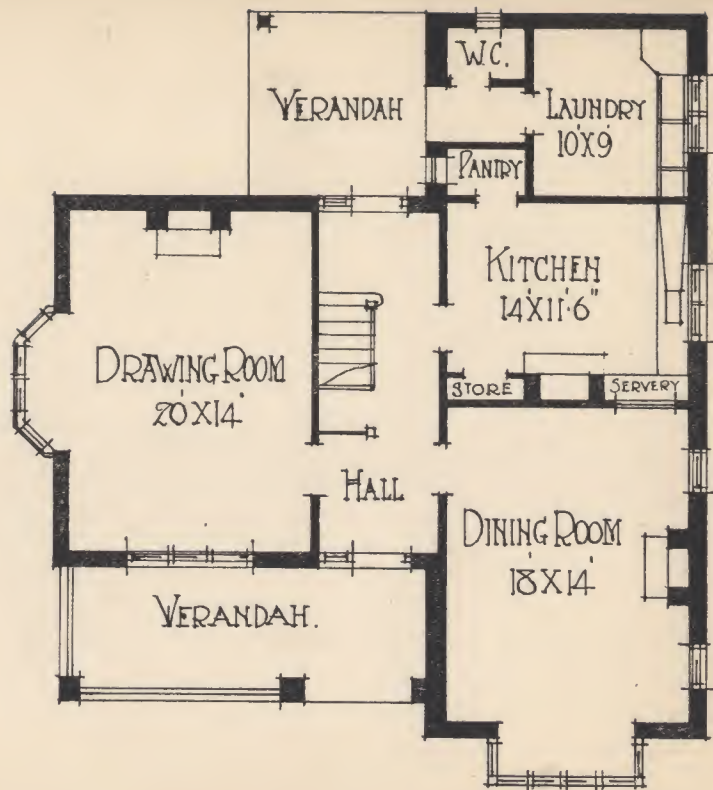


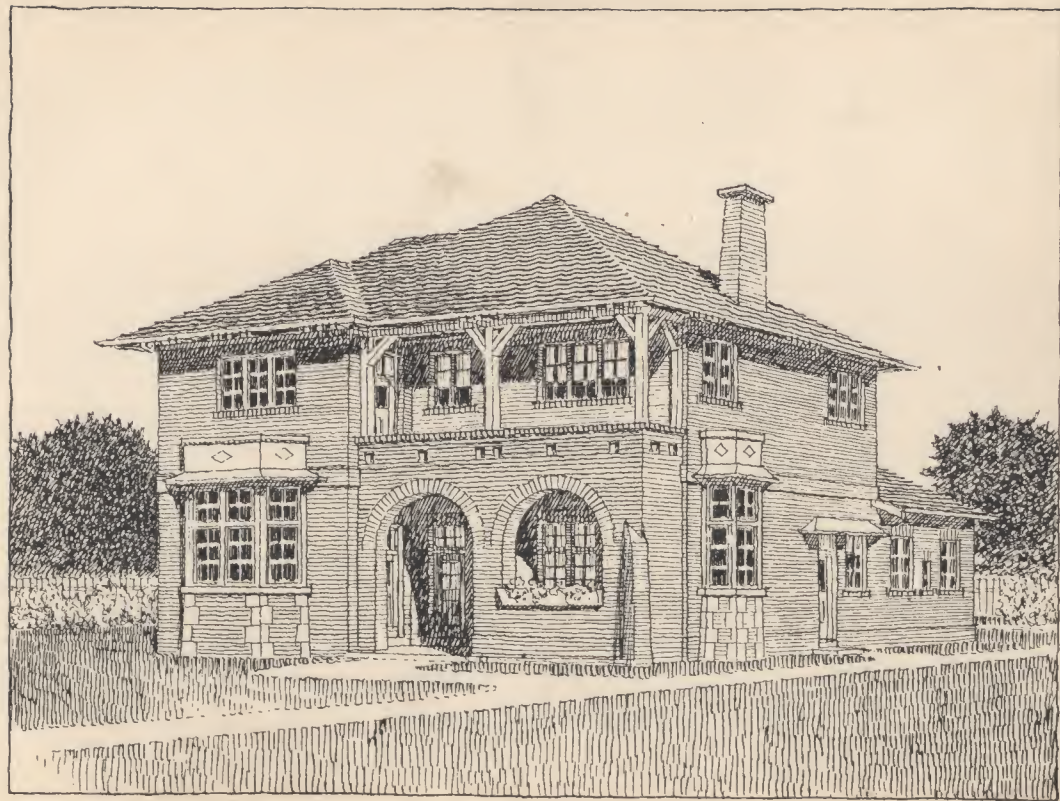


DESIGN No. 30.

A TWO storey residence is here shown, containing on the ground floor two large verandahs, drawing-room, dining-room, kitchen, pantry, laundry and sanitary conveniences, whilst on the first floor four bedrooms, bathroom and a boxroom are provided. Built of red brick, with stucco dressings to gables, bay window panels and front verandah, and a red tile roof, this home has a grace and charm which cannot fail to please.

Estimated cost, in wood, £1,650; in brick, £2,200, according to finish.



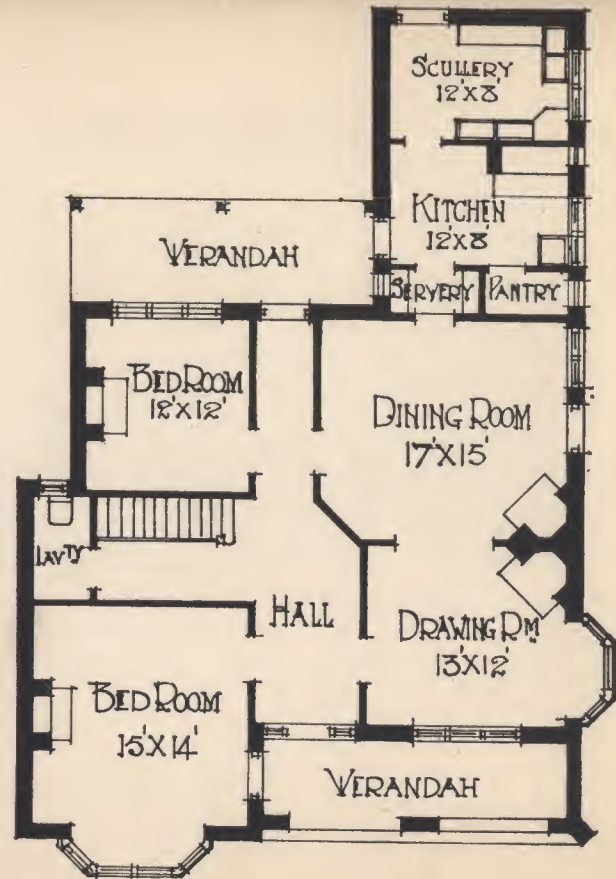


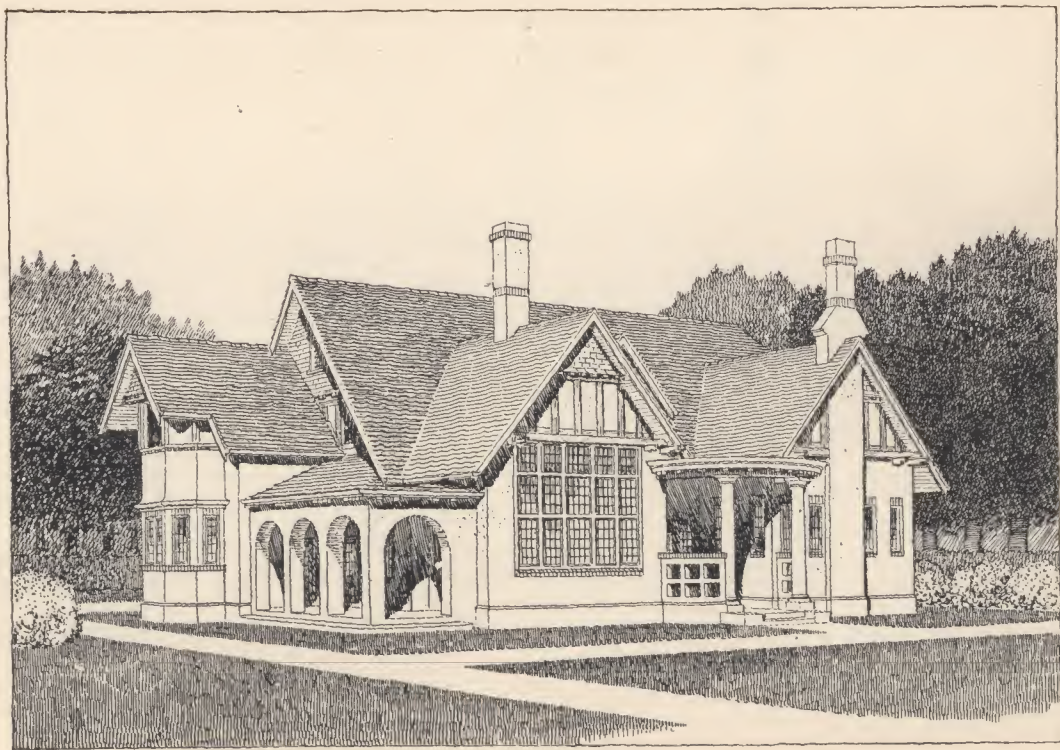
DESIGN No. 31.

THIS two storey residence contains on the ground floor, in addition to two large verandahs, a spacious hall, a dining-room and a drawing-room connected by folding doors, two bedrooms, kitchen, servery, pantry, scullery and sanitary convenience.

On the first floor the accommodation provided consists of five bedrooms, bath-room, boxroom and two sleep-out verandahs. By altering the plan and providing an entrance door from the side where the lavatory is shown, three self-contained flats can be obtained if desired, one on the ground floor and two on the first floor.

Estimated cost, in brick as shown, £2,600, according to finish.









A PLEASING TWO-STORIED RESIDENCE.

(The plan, together with a perspective drawing, will be found on pages 68 and 69.)

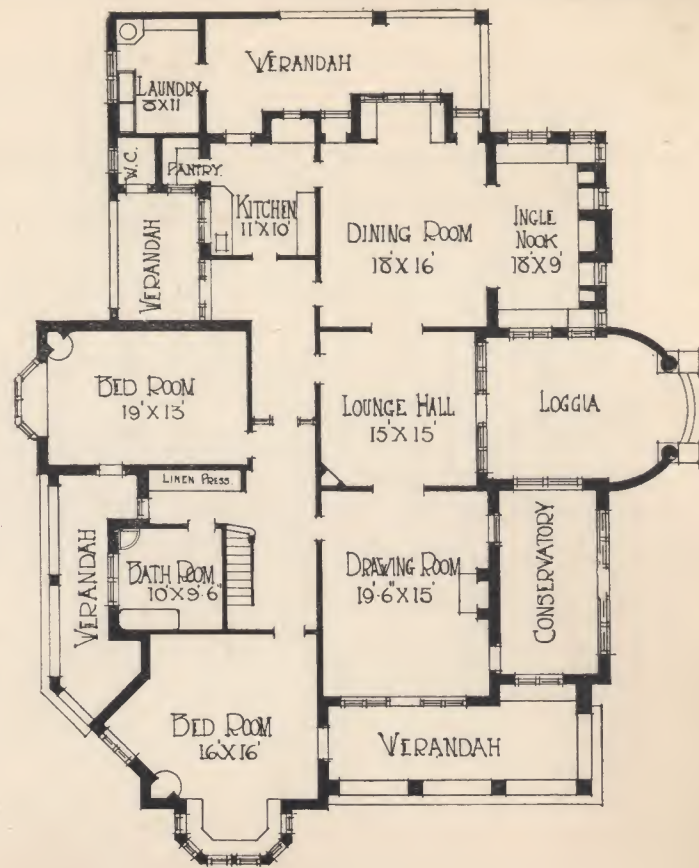
A WELL-PLANNED residence, in every respect, is shown on this page. Economical in working it has proved to be.

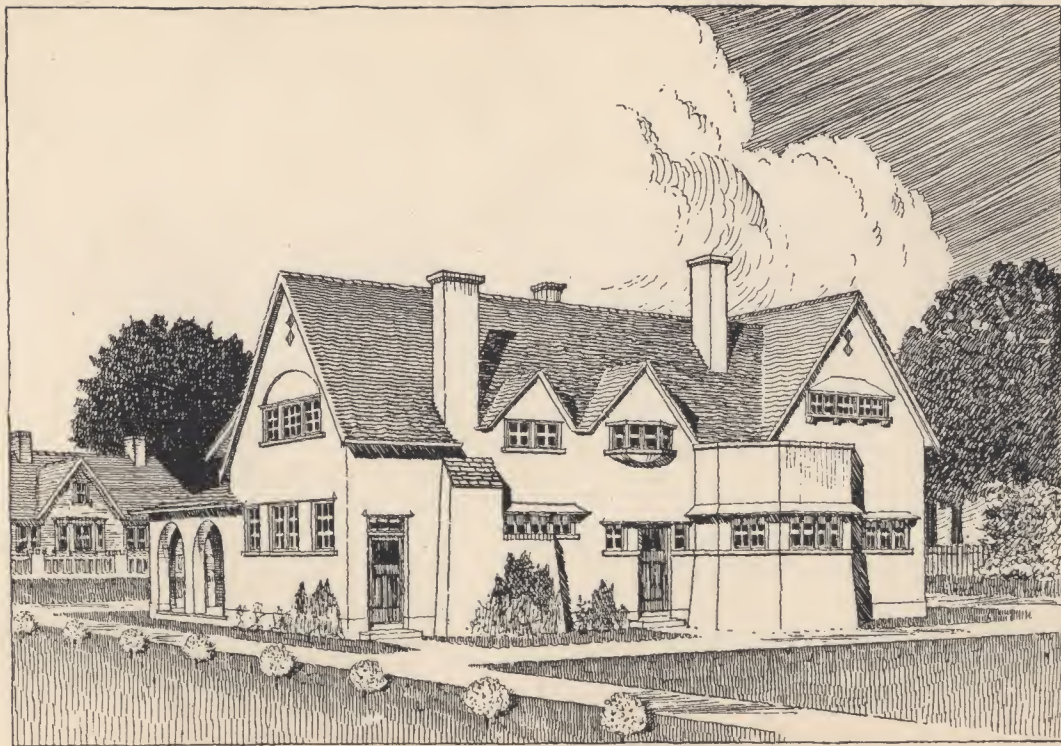
From the loggia one enters a lounge hall, beautifully panelled and amply lighted; off the hall access is gained through double doors either to the dining-room or the drawing-room, both of which are luxuriously panelled. Adjacent to the drawing-room is a large conservatory which, with its collection of palms, ferns and flowering plants, gives a delightful atmosphere to the drawing-room, from which, through the glass door and window on each side of the fireplace, can be seen this profusion of rare plants.

The dining-room is provided with ample cupboard space, and the large inglenook contains lounge seats and book cupboards on each side of the fire place.

Drawing No. 1, on page 78, shows the interior of this delightful room. Two bedrooms, bathroom, kitchen, laundry and four verandahs on the ground floor, together with two bedrooms, boxroom and two sleep-outs in the attic, complete a plan which is in every way satisfactory.

Estimated cost in brick, £4,250, according to finish.



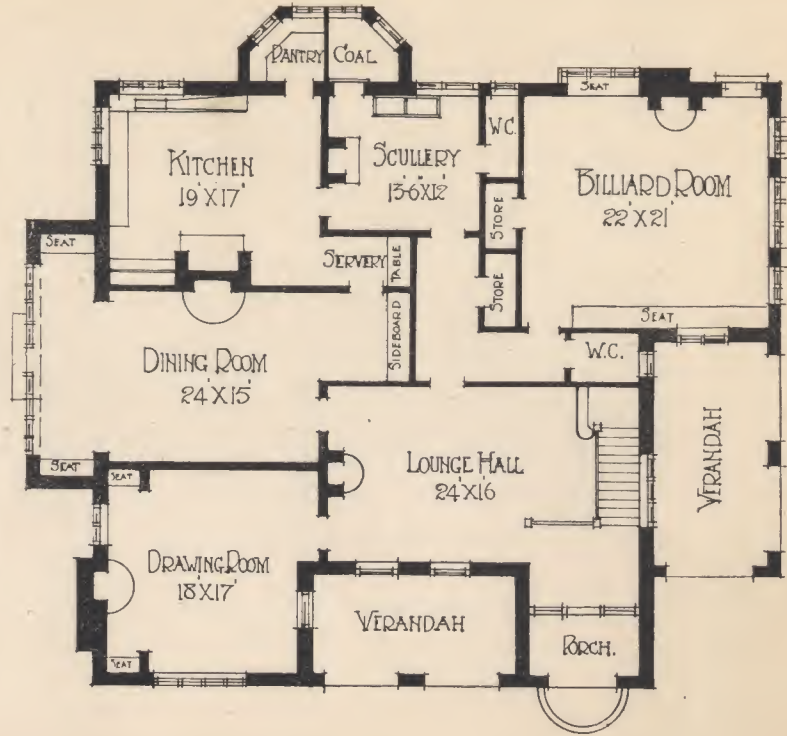


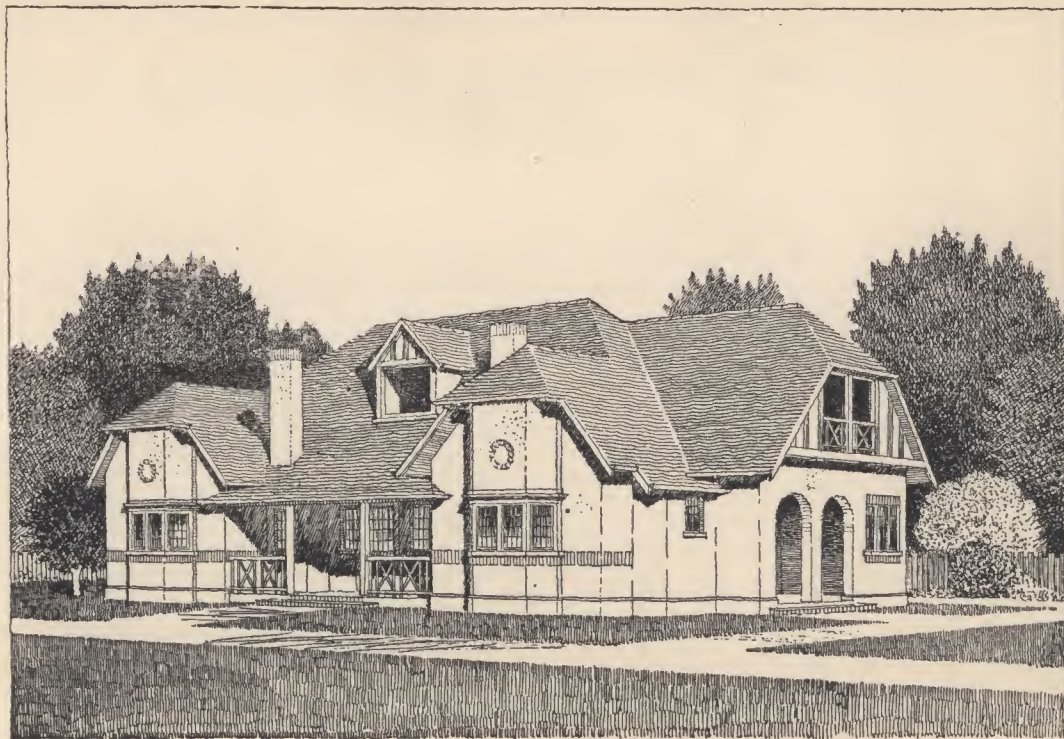
DESIGN No. 33.

A CONVENIENTLY planned attic residence is given on this page.

From the entrance porch a large lounge hall is entered, containing a staircase leading to the attic apartments. Off the hall, the dining-room, the drawing-room and the billiard-room are situated, the two latter having doors opening direct on to large verandahs. The kitchen is conveniently situated in relation to the dining-room and is disconnected from same by a servery. A scullery, pantry, coal storage and sanitary accommodation complete a very useful ground plan. The first floor contains six bedrooms, a dressing-room, two bathrooms and a boxroom.

Estimated cost, in brick, £5,000, according to finish.



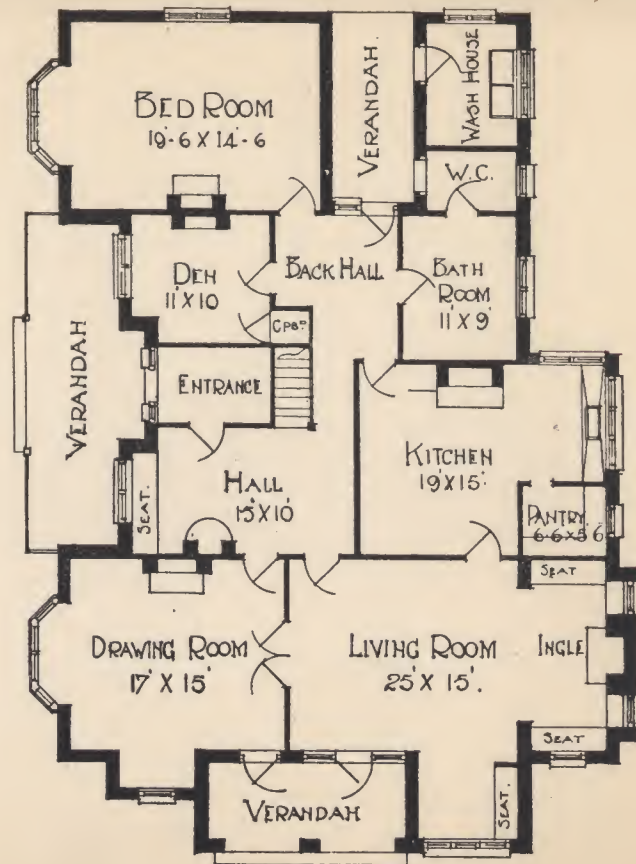


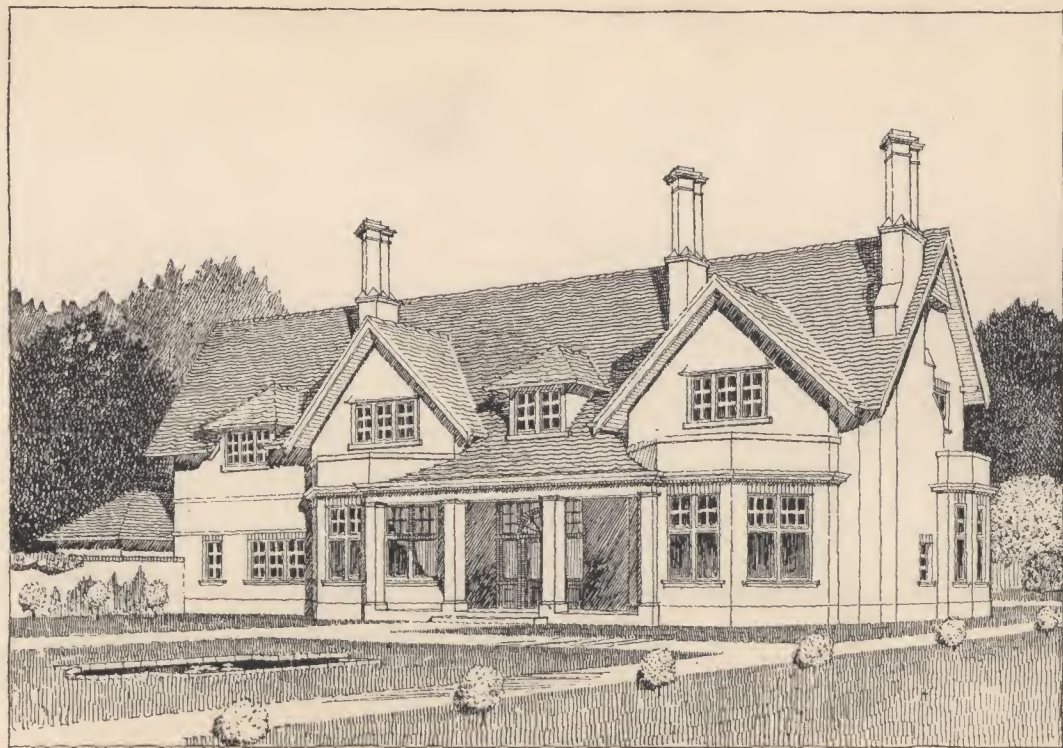
DESIGN No. 34.

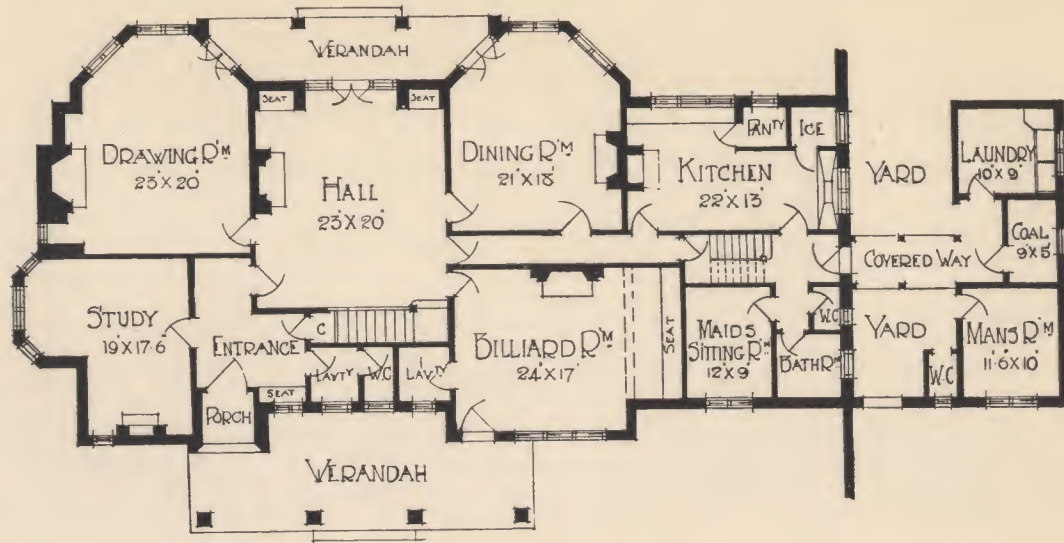
A COMPACT workable plan of an attic residence, containing on the ground floor, entrance hall, lounge hall, drawing-room, living-room, den, bedroom, kitchen, washhouse, bathroom, sanitary conveniences and three verandahs, is given on this page.

The first floor plan provides for three bedrooms, a bathroom and a large sleep-out. This house was erected from my designs and under my supervision about four years ago.

Estimated cost, in brick as shown, £4,000, according to finish.





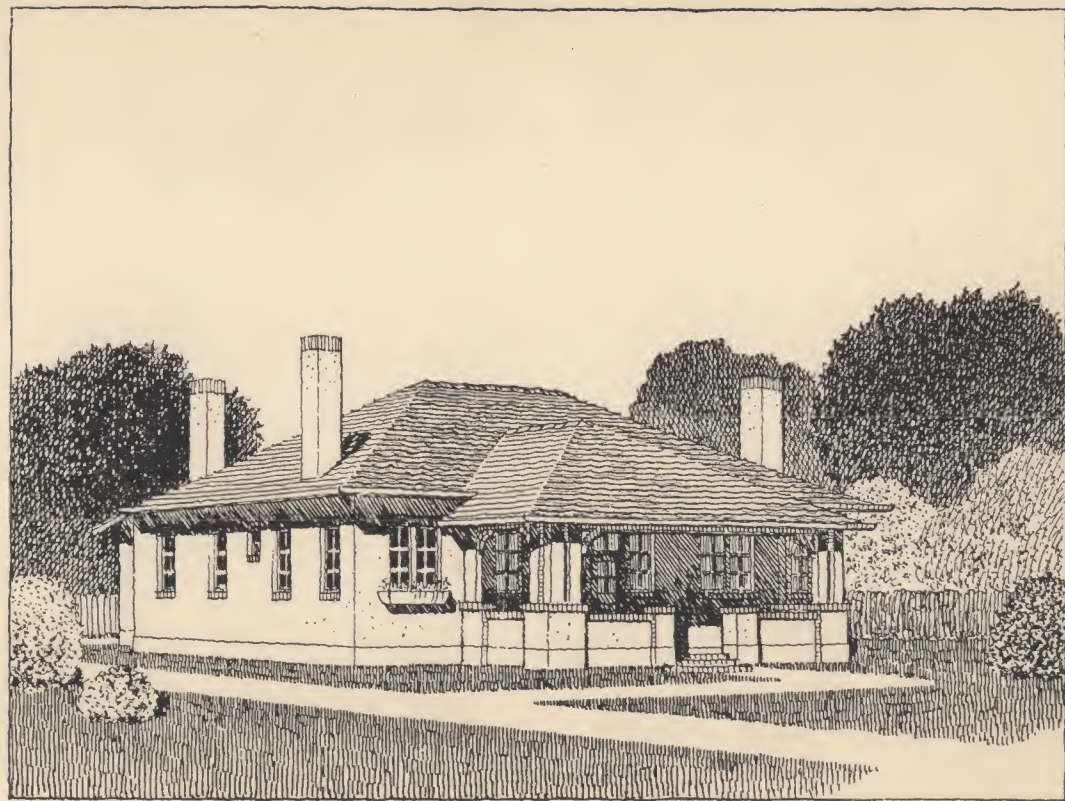


DESIGN No. 35.

FOR those in a position to provide for the upkeep of a large establishment, a residence suitable for either town or country is here given.

Every convenience necessary for such a home has been provided. The ground floor contains an entrance hall, large lounge hall, study, drawing-room, dining-room, billiard-room, kitchen, maid's room, man's room, laundry and conveniences, together with two large verandahs. The first floor contains seven bedrooms, two dressing-rooms, two bathrooms and boxroom accommodation.

Estimated cost, £7,500, according to finish.

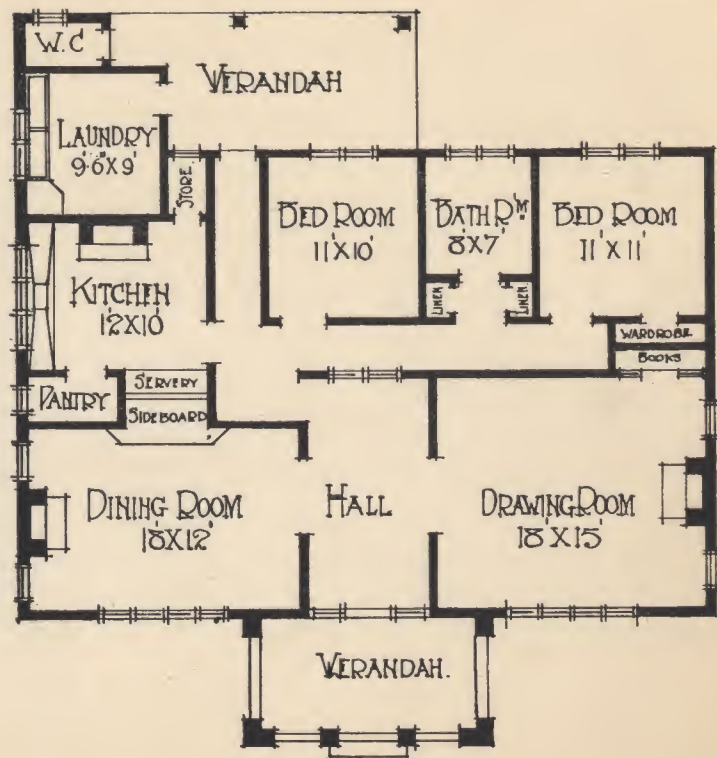


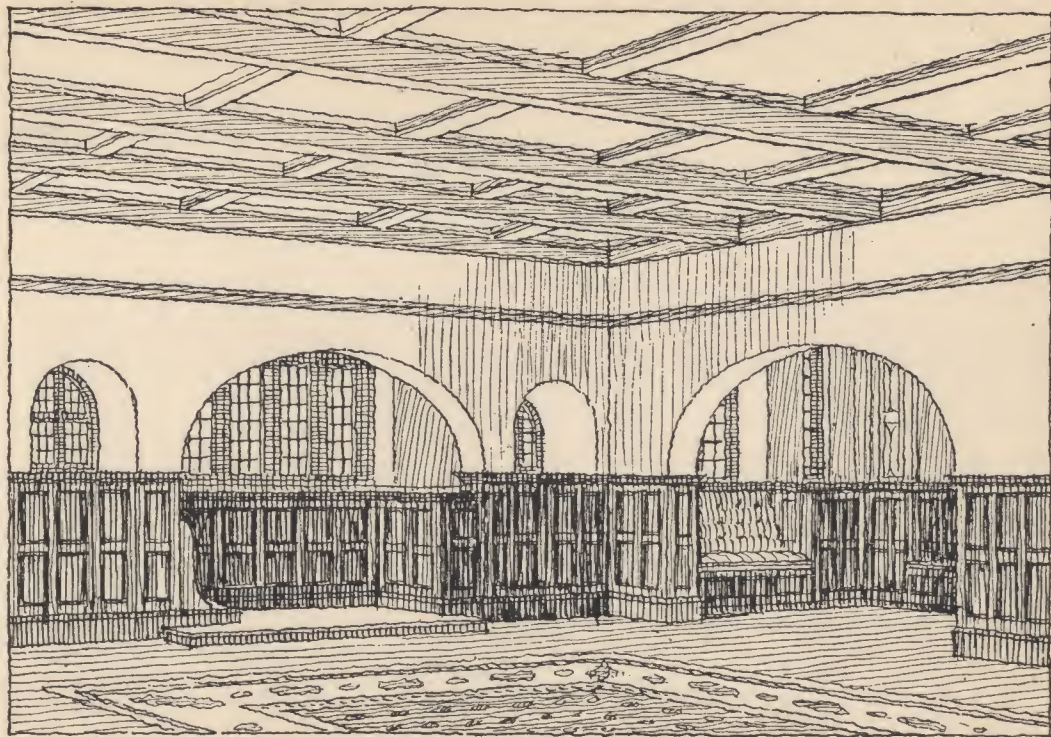
DESIGN No. 36.

COMPACT and commodious, with an attractive and dignified exterior, this residence should appeal to many.

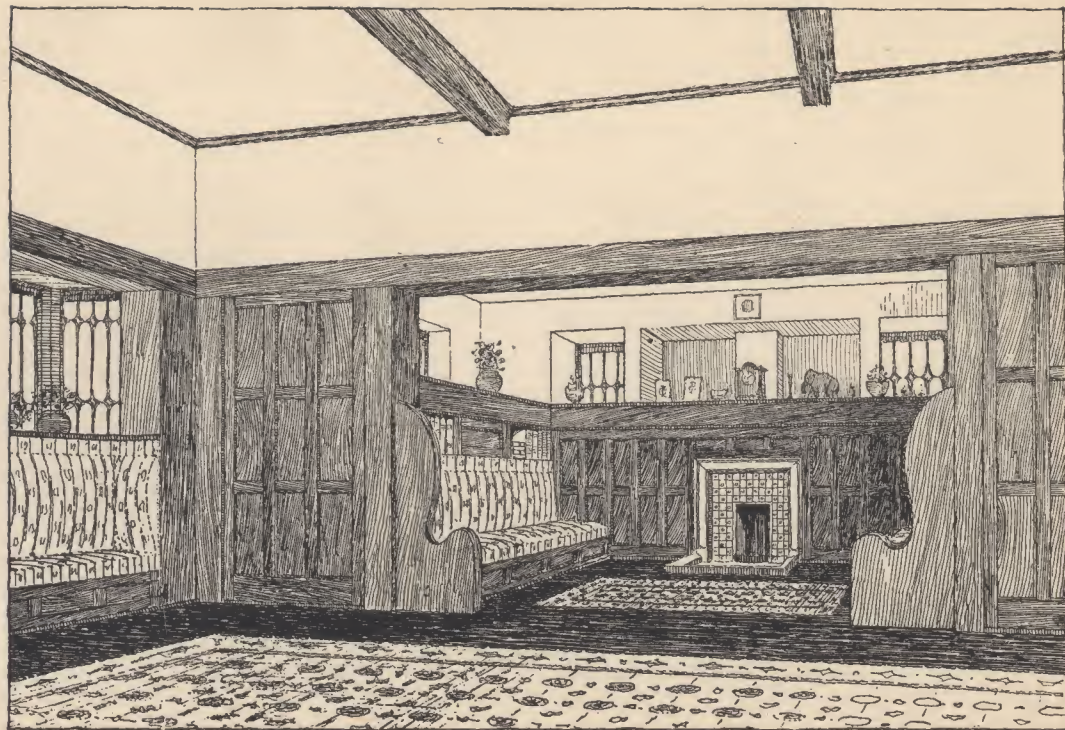
From a large verandah access is gained to a large hall, from which, through large double doors, the dining- and drawing-rooms are reached. The kitchen is conveniently situated near the dining-room, and a servery and sideboard combination provides for the quick service of meals and unnecessary steps to and fro. Two bedrooms, a bathroom, laundry and sleep-out complete a very suitable plan for those with a small family who entertain in a modest way.

Estimated cost, in wood, £1,200; in brick, £1,500, according to finish.





INTERIOR NO. I.

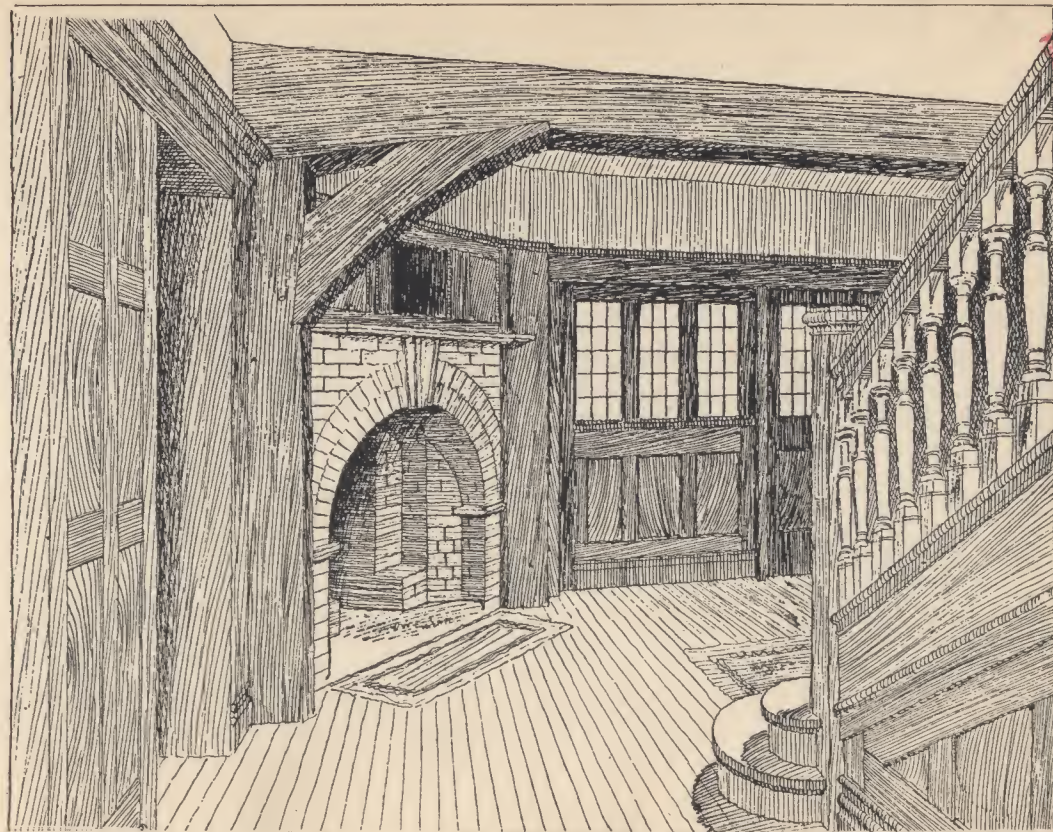


INTERIOR No. 2.

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GREAT BRITAIN.

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Mr15'33E



A HALL INTERIOR.

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